



2325157001

CHI 2024 RTI LC
20/23
**FIRST
AMENDMENT TO THE
OPERATING DECLARATION OF
COVENANTS, CONDITIONS,
RESTRICTIONS AND
EASEMENTS FOR 420 W.
ONTARIO RESIDENTIAL
CONDOMINIUM AND 432 W.
ONTARIO COMMERCIAL
CONDOMINIUM**

Doc# 2325157001 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2023 09:14 AM PG: 1 OF 8

**(Does not affect percentage
ownership interests)**

This First Amendment to the Operating Declaration of Covenants, Conditions, Restrictions and Easements for 420 W. Ontario Residential Condominium and 432 W. Ontario Commercial Condominium (this "First Amendment") is made and entered into as of this 31st day of August, 2023, by the 420 W. Ontario Residential Condominium Association ("Residential Association") and the 432 W. Ontario Commercial Condominium Association ("Commercial Association") as follows:

WITNESSETH

WHEREAS, the real estate described on Exhibit A-1, A-2, and A-3 attached hereto and made a part hereof, are subject to the terms of the Operating Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document 99947220 on October 6, 1999 ("Declaration"), which governs the operations of the Residential Association and the Commercial Association regarding the operation of the property located at 420 W. Ontario Street and 432 W. Ontario Street, Chicago, Illinois;

WHEREAS, the Residential Association and the Commercial Association wish to amend the Declaration;

NOW, THEREFORE, with written consent, the Declaration is hereby amended as follows:

1. The Declaration is hereby amended to include Article X, Section 10 to read:

10. Upon recovery of a default in payment, excepting disputes otherwise governed by Article V, Sections 6 and 7, Creditor Owner shall be entitled to recover its attorney's fees and costs from the Defaulting Owner. Any prevailing party otherwise enforcing its rights under this Declaration upon the other party's material default shall be entitled to recover its attorney's fees and costs of suit.

2. Except as expressly corrected herein, the remaining provisions of the Declaration shall continue in effect without change.

PREPARED BY AND RETURN TO:
James R. Stevens
Saul Ewing LLP
161 North Clark Street, Suite 4200
Chicago, Illinois 60601
(312) 876-6926
James.Stevens@saul.com

Property Address:
420 West Ontario Street, Chicago, IL 60654
PINs: 17-09-127-040-1001 through 1029

432 West Ontario Street, Chicago, IL 60654
PINs: 17-09-127-038-1001 through 1002

UNOFFICIAL COPY

IN WITNESS WHEREOF, this First Amendment to the Operating Declaration of Covenants, Conditions, Restrictions and Easements for 420 W. Ontario Residential Condominium and 432 W. Ontario Commercial Condominium has been executed and delivered as of the date first above written.

[Remainder of Page Blank Intentionally, Signatures Follow]

Property of Cook County Clerk's Office

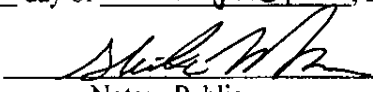
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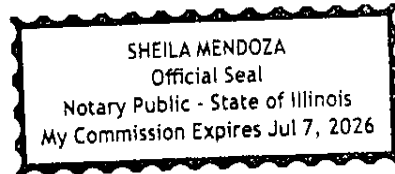
Attest: 
Treasurer

STATE OF Illinois)
) SS
COUNTY OF DuPage)

I, Sheila Mendoza, a Notary Public in and for the County and State aforesaid, do hereby certify that Steven T Kling, as Treasurer of 420 W. Ontario Residential Condominium Association, an Illinois not for profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Treasurer of 420 W. Ontario Residential Condominium Association, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of August, 2023.


Notary Public



UNOFFICIAL COPY

EXHIBIT A-1

LEGAL DESCRIPTION OF TOTAL PARCEL

ALL OF LOTS 15 TO 20 (BOTH INCLUSIVE) AND THE EAST 0.63 FEET OF LOT 21 OF YOUNG'S SUBDIVISION OF PART OF "KINGSBURY TRACT" IN THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-2

LEGAL DESCRIPTION OF RESIDENTIAL PARCEL

THAT PART OF LOTS 15 THROUGH 20, BOTH INCLUSIVE, AND THE EAST 0.63 FEET OF LOT 21, LYING ABOVE A HORIZONTAL PLANE OF + 29.01 FEET CITY OF CHICAGO DATUM. OF YOUNG'S SUBDIVISION OF PART OF "KINGSBURY TRACT" IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO RIVER. ALSO THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING BETWEEN A HORIZONTAL PLANE OF + 14.86 FEET TO + 29.01 FEET CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 11.58 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 4.72 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 6.60 FEET TO A POINT, SAID POINT BEING 7.10 FEET WEST AND 9.64 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 8.40 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 1.88 FEET TO A POINT, SAID POINT BEING 5.98 FEET WEST AND 19.27 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 5.98 FEET TO A POINT IN THE EAST LINE OF SAID LOT 15; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 19.27 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 6.78 FEET OF THE SOUTH 26.50 FEET OF THE WEST 4.96 FEET OF THE EAST 6.06 FEET OF SAID LOT 15, LYING BETWEEN A HORIZONTAL PLANE OF - 21.36 FEET TO - 29.01 FEET CITY OF CHICAGO DATUM), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as:

420 West Ontario Street, Chicago, IL 60654

PINs: 17-09-127-040-1001 through 1029

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EXHIBIT A-3

LEGAL DESCRIPTION OF COMMERCIAL PARCEL

THAT PART OF LOTS 15 THROUGH 20, BOTH INCLUSIVE, AND THE EAST 0.63 FEET OF LOT 2, LYING BELOW A HORIZONTAL PLANE OF + 29.01 FEET CITY OF CHICAGO DATUM. OF YOUNG'S SUBDIVISION OF PART OF "KINGSBURY TRACT" IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO RIVER (EXCEPTING THEREFROM THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING BETWEEN A HORIZONTAL PLANE OF + 14.86 FEET TO + 29.01 FEET CITY OF CHICAGO DATUM. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 11.58 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 4.72 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 6.60 FEET TO A POINT, SAID POINT BEING 7.10 FEET WEST AND 9.64 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 8.40 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 1.88 FEET TO A POINT, SAID POINT BEING 5.98 FEET WEST AND 19.27 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 5.98 FEET TO A POINT IN THE EAST LINE OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 19.27 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THE NORTH 6.71 FEET OF THE SOUTH 26.50 FEET OF THE WEST 4.06 FEET OF THE EAST 6.06 FEET OF SAID LOT 15, LYING BETWEEN A HORIZONTAL PLANE OF + 21.36 FEET TO + 29.01 FEET CITY OF CHICAGO DATUM), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as:

432 West Ontario Street, Chicago, IL 60654
PINs: 17-09-127-038-1001 through 1002