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9-10/93

PLAT

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PLAT WITH THIS DOCUMENT

AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
GRAND TOWERS PLAZA CONDOMINIUM

RECORDING FEE \$206⁰⁰
DATE 9-14-93 COPIES 6
OK

This Amendment to that certain Declaration of Condominium
Ownership for GRAND TOWERS PLAZA CONDOMINIUM, Franklin Park,
Illinois recorded with the Recorder of Deeds of Cook County,
Illinois on December 30, 1987 as Document No. 87,680,416 as
amended from time to time (the "Declaration") is executed by
Comerica Bank-^{Manufacturers Affiliated Trust Company} Illinois successor to Affiliated Bank/Franklin
Park, successor by merger with First State Bank & Trust Company
of Franklin Park, as Trustee and not personally, under a Trust
Agreement dated May 19, 1987 and known as Trust Number 1217 (the
"Trustee").

W I T N E S S E T H:

WHEREAS, the real estate described in the First Recital to
the Declaration, which by this reference is made a part hereof,
located in the County of Cook and State of Illinois (the
"submitted Parcel") has been submitted to the Condominium
Property Act of the State of Illinois, as amended (the "Act")
pursuant to the Declaration; and

WHEREAS, pursuant to the Act, the Article XV of the
Declaration the Declarant reserved the right from time to time to
annex and add to the Submitted Parcel and thereby add to the plan
of condominium ownership created by the Declaration; and

WHEREAS, the Declarant pursuant to Article XV of the
Declaration, desires to annex and add to the "Property" (as

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Box 15

Please return to: R. O. Ho
Ticor Title Insurance
203 N. LaSalle, Suite 1400
Chicago, IL 60601
Re: 237013

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defined in the Declaration), add to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A", attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein; and

Whereas, the Additional Parcel is a portion of the Future Development Parcel in the Declaration as described in Exhibit "C" thereto; and

WHEREAS, the Additional Parcel is now improved with two interconnected buildings, consisting of residential units; and

WHEREAS, the Trustee desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "E" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto); and

WHEREAS, garage units 1 and 2 as originally created have been reconfigured for the purpose of providing a driveway area servicing garage units 19 through 35.

NOW THEREFORE, Comerica Bank-Illinois, not personally but as Trustee as aforesaid, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.

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2. Exhibit "E" of the Declaration, "Plat of Survey", is hereby amended by adding thereto the Plat of Survey, Pages 6 through 9 attached hereto and by this reference made a part hereof, and by substituting page 1 hereto for the existing page 1.

3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B" attached hereto and by this reference made a part hereof, is substituted in lieu thereof.

4. All the unit owners and mortgage holders, by the Trustee, hereby consent to this Amendment to the Declaration pursuant to the power set forth in Article XV of the Declaration.

5. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of the Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by the Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal

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liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Comerica Bank-Illinois, or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representation, covenant, undertaking, warranty, or agreement of the Trustee in the instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Trustee makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

IN WITNESS WHEREOF, the Declarant executes this Declaration this 13th day of September, 1993.

COMERICA BANK-ILLINOIS, successor to Affiliated Bank/Franklin Park, successor by merger with First State Bank & Trust Company of Franklin Park, u/t/a 1217, Dated May 19, 1987

BY 

SUZANNE GOLDSTEIN BAKER
TITLE: ~~President~~ VICE PRESIDENT

ATTEST: 

MARTHA ANN BROOKINS
TITLE: ~~Assistant Jr. Officer~~
AUTHORIZED OFFICER

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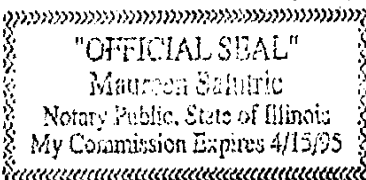
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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, MAUREEN SALUTRIC, a Notary Public in and for
said County and State, duly commissioned and sworn, on this 13th
day of September, 1993, before me personally
appeared SUZANNE GOLDSTEIN BAKER and

MARTHA ANN BROOKINS known to me to be
the President and Secretary of COMERICA BANK-ILLINOIS, successor
to, Affiliated Bank/Franklin Park, Successor to merger with First
State Bank & Trust Company of Franklin Park, u/t/a 1217, Dated
May 19, 1987, and the persons who executed the within instrument
and acknowledged to me that they executed the within instrument
for the uses and purposes set forth therein.



Maureen Salutric
NOTARY PUBLIC
4/15/95

My commission expires: _____

This Instrument prepared by:

Matthew J. Ryan
3101 N. Rose St.
Franklin Park, IL 60131

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CONSENT OF MORTGAGEE

COMERICA BANK-ILLINOIS, successor to Affiliated Bank/Franklin Park, successor by merger with First State Bank & Trust Company of Franklin Park, u/t/a 1217, Dated May 19, 1987, holder of a mortgage on the property, dated October 2, 1992 and recorded October 28, 1992, as document No. 92803298, hereby consents to the execution and recording of the within Declaration of Condominium Ownership and agrees that said mortgage is subject to the provisions of said Declaration and Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Comerica Bank-Illinois has caused this instrument to be signed by its duly officers on its behalf, all done at Franklin Park, Illinois, on this 13 day of September, 1993.

BY: Carl Goldman
Vice President

ATTEST:

[Signature]
Assistant Secretary

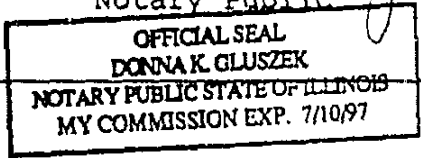
STATE OF ILLINOIS)) ss
COUNTY OF COOK)

I, Donna K. Gluszek, a notary Public in and for said County and State, do hereby certify that Carl Goldman and John Faxon, Vice President and Assistant Secretary, respectively, of Comerica Bank-Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Carl Goldman, Vice President, and John Faxon, Assistant Secretary, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13 day of September, A.D., 1993.

[Signature]
Notary Public

My Commission expires:



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JAN 15 2014
CHICAGO, ILLINOIS

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EXHIBIT A

PARCEL 1:

THE NORTH 1/2 OF THE EAST 60 FEET OF THE WEST 481 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF GRAND AVENUE AS WIDENED PURSUANT TO CONDEMNATION IN CASE NUMBER 63 S 37990 IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10513 WEST GRAND AVENUE, LEYDEN TOWNSHIP

PARCEL 2:

THE NORTH 1/2 OF THE EAST 60 FEET OF THE WEST 421 FEET (EXCEPT THE NORTH 50 FEET THEREOF) OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER OF GRAND AVENUE (ALSO KNOWN AS WHISKEY POINT ROAD) (EXCEPT THOSE PARTS THEREOF HERETOFORE CONVEYED FOR SCHOOL PURPOSES) IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10515 WEST GRAND AVENUE, MELROSE PARK, ILLINOIS

PARCEL 3:

THE EAST 60 FEET OF THE WEST 361 FEET (EXCEPT THE NORTH 50 FEET THEREOF AND EXCEPT THE SOUTH 250 FEET THEREOF) OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF GRAND AVENUE IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10519 WEST GRAND MELROSE PARK, ILLINOIS

PARCEL 4:

(EXCEPT THE NORTH 50 FEET) AND (EXCEPT THE SOUTH 180 FEET THEREOF) THE EAST 60 FEET OF THE WEST 301 FEET LYING SOUTH OF THE CENTER LINE OF GRAND AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10603 WEST GRAND AVENUE, MELROSE PARK, ILLINOIS

EXCEPT:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE

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EXHIBIT A (CONT)

POINT OF INTERSECTION OF THE SOUTH LINE OF GRAND AVENUE AS WIDENED PURSUANT TO CONDEMNATION IN CASE NUMBER 63 S 37970 WITH THE EAST LINE OF THE WEST 241 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S 0 DEG. 00'00" E ALONG THE LAST DESCRIBED EAST LINE. A DISTANCE OF 245.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 180 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S 89 DEG. 30'51" E ALONG THE LAST DESCRIBED NORTH LINE. A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 301 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE N 0 DEG. 00'00" E ALONG THE LAST DESCRIBED EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 230 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S 89 DEG. 30'51" E ALONG THE LAST DESCRIBED NORTH LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 361 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S 0 DEG. 00'00" W ALONG LAST DESCRIBED EAST LINE, A DISTANCE OF 20.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH OF THE NORTH HALF OF THE EAST 60 FEET OF THE WEST 421 FEET OF THAT PART PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29 LYING SOUTH OF THE CENTER LINE (EXCEPT THE NORTH 50 FEET THEREOF) OF GRAND AVENUE (ALSO KNOWN AS WHISKEY ROAD); THENCE S 87 DEG. 53'10" E ALONG LAST DESCRIBED SOUTH LINE, A DISTANCE OF 9.81 FEET; THENCE N 0 DEG. 00'45" E, A DISTANCE OF 101.34 FEET; THENCE S 08 DEG. 48'47" E, A DISTANCE OF 6.42 FEET; THENCE N 0 DEG. 14'06" E, A DISTANCE OF 34.72 FEET; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF 26 FEET, THE CHORD THEREOF HAVING A BEARING OF N 7 DEG. 27'49" E AND A LENGTH OF 41.28 FEET, AN ARC-DISTANCE OF 47.69 FEET TO A POINT OF REVERSED CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 26 FEET, THE CHORD THEREOF HAVING A BEARING OF 23 DEG. 55'53" W AND A LENGTH OF 18.76 FEET, AN ARC-DISTANCE OF 19.20 FEET TO A POINT OF TANGENCY; THENCE N 2 DEG. 46'52" W. A DISTANCE OF 14.66 FEET TO THE SOUTH LINE OF GRAND AVENUE, AS AFORESAID; THENCE N 86 DEG. 16'59" W ALONG LAST DESCRIBED SOUTH LINE, A DISTANCE OF 133.71 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. 12-29-205-007

12-29-205-039

10515 W. Grand Ave., Franklin Park, IL 60131

This instrument was prepared by:

Matthew J. Ryan

3101 N. Rose St.

Franklin Park, IL 60131

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GRAND TOWER PERCENTAGES

EXHIBIT B

Living Units	%	Garage Units	%	Locker Units	%
101	1.435	1	0.343	LU1	0.023
102	1.419	2	0.348	LU2	0.019
103	1.418	3	0.272	LU3	0.019
105	1.414	4	0.272	LU4	0.019
106	1.672	5	0.272	LU5	0.019
107	1.430	6	0.271	LU6	0.022
108	1.424	7	0.271	LU7	0.023
201	1.433	8	0.271	LU8	0.022
202	1.439	9	0.271	LU9	0.022
203	1.436	10	0.271	LU10	0.023
204	1.416	11	0.287	LU11	0.019
205	1.395	12	0.270	LU12	0.019
206	1.642	13	0.272	LU13	0.019
207	1.430	14	0.272	LU14	0.018
208	1.417	15	0.271	LU15	0.023
301	1.433	16	0.271	LU16	0.023
302	1.430	17	0.271	LU17	0.022
303	1.427	18	0.271	LU18	0.021
304	1.424	19	0.246	LU19	0.024
305	1.419	20	0.246	LU20	0.019
306	1.665	21	0.271	LU21	0.019
307	1.430	22	0.271	LU22	0.018
308	1.417	23	0.272	LU23	0.019
401	1.421	24	0.272	LU24	0.022
402	1.450	25	0.250	LU25	0.023
403	1.428	26	0.283	LU26	0.022
404	1.426	27	0.283	LU27	0.021
405	1.417	28	0.251	LU28	0.025
406	1.674	29	0.271	LU29	0.018
407	1.434	30	0.271	LU30	0.018
408	1.424	31	0.271	LU31	0.017
501	1.434	32	0.271	LU32	0.018
502	1.435	33	0.245	LU33	0.021
503	1.429	34	0.245	LU34	0.023
504	1.427	35	0.247	LU35	0.022
505	1.414			LU36	0.021
506	1.674			LU37	0.024
507	1.433			LU38	0.019
508	1.422			LU39	0.018
601	1.433			LU40	0.019
602	1.437			LU41	0.019
603	1.429			LU42	0.022
604	1.427			LU43	0.022
605	1.415			LU44	0.022
606	1.671			LU45	0.021
607	1.432			LU46	0.022
608	1.424			LU47	0.017
701	1.433			LU48	0.017
702	1.441			LU49	0.017
703	1.427			LU50	0.018
704	1.409			LU51	0.021
705	1.417			LU52	0.023
706	1.678			LU53	0.022
707	1.433			LU54	0.021
708	1.424			LU55	0.018
803	1.405			LU56	0.019
804	1.426			LU57	0.019
805	1.412			LU58	0.018
806	1.431			LU59	0.018
808	3.470			LU60	0.023

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