

1994 NOV -2 PM 2:13

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FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE WESTGATE CONDOMINIUM

11/2/94

THIS AMENDMENT is made and entered into as of this 20th day of September, 1994 by and between THE WESTGATE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation (the "Association") and INTER-AMERICAN INSURANCE COMPANY OF ILLINOIS, IN LIQUIDATION, an Illinois corporation ("Inter-American") and the owner of Units G-16, G-17, G-28 and G-29 in the residential condominium building located at 812 West Van Buren Street in Chicago, Illinois (the "Building") and legally described in Exhibit "A" hereto.

MS 7234943 D2

WITNESSETH:

WHEREAS, on June 26, 1990, the Declaration of Condominium Ownership for The Westgate Condominium (the "Declaration") was recorded with the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 90303797 and on June 26, 1990 the Declaration was registered with the Office of the Registrar of Torrens Titles of Cook County, Illinois as Document Number LR 3891819; and

WHEREAS, the plat of survey that is attached to the Declaration as Exhibit "A" (the "Survey") incorrectly shows the location of Units G-16, G-17, G-28 and G-29 (storage lockers for the Building are located on such Units) and the Association and Inter-American desire to amend the Declaration to correct such error, as permitted by Section 27 (b)(1) of the Illinois Condominium Property Act (the "Act") and Section 24(a) of the Declaration;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Association and Inter-American agree as follows:

1. PREAMBLE.

The preamble hereto is made a part hereof by this reference.

2. AMENDMENT OF SURVEY.

Page 3 of the Survey which shows the basement level of the Building is hereby amended by substituting the attached page 3 in the place of the existing page and the locations of Units G-16, G-17, G-28 and G-29 are amended in accordance with the attached new page 3 of the Survey.

BOX 333-CTI

RECORDING FEE \$ 36.00
DATE 11-2-94 COPIES 6
MK

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84120000

01/11/2011

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

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DATE 11-2-94 COPIES 6
OK MF

MS 7234943 D2

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UNOFFICIAL COPY

STATE OF ILLINOIS

DEPARTMENT OF REVENUE

PROPERTY TAX

PROPERTY TAX STATEMENT
FOR THE YEAR 2014

Property of Cook County Clerk's Office

PROPERTY TAX

UNOFFICIAL COPY

1994 NOV -2 PM 2: 13

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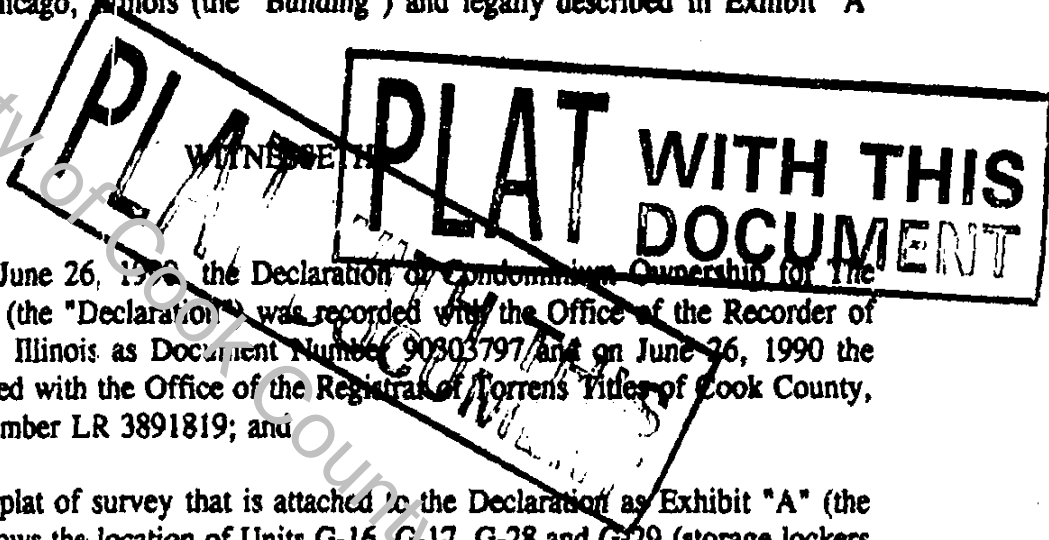
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MF

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

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11/11/2011

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3. CERTIFICATE OF SECRETARY.

The Secretary of the Association hereby certifies that this Amendment to the Declaration has been approved by the affirmative vote of two-thirds (2/3rds) of the members of the Board of Directors of the Association, as required by Section 27 (b)(1) of the Act.

4. CONTINUATION.

Except as specifically amended herein, all of the terms and provisions of the Declaration shall continue to remain in full force and effect.

5. BINDING EFFECT.

This Amendment shall be binding upon and inure to the benefit of the Association, Inter-American, all of the owners of condominium units in the Building (the "Unit Owners"), any mortgagees of condominium units in the Building (the "Mortgagees") and each of their respective heirs, personal representatives, successors and assigns.

6. GOVERNING LAW.

This Amendment shall be governed by and construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the Association and Inter-American have executed and delivered this Amendment as of the day and date set forth above.

INTER-AMERICAN:

INTER-AMERICAN INSURANCE
COMPANY OF ILLINOIS, IN
LIQUIDATION, an Illinois corporation

By: Charles M. Ziegler
Title: Attorney in Receiver

ATTEST:

By: [Signature]
Title: REAL ESTATE CLERK

ASSOCIATION:

THE WESTGATE CONDOMINIUM
ASSOCIATION, an Illinois not-for-profit
corporation

By: John Sewter
John Sewter, President

ATTEST:

By: Andrea Lamacki
Andrea Lamacki, Secretary

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
 DuPage) SS.
 COUNTY OF ~~COOK~~)

I, Sandra Mulsoff, a Notary Public in and for said County and State do hereby certify that John Sewter, President and Andrea Lamacki, Secretary of The Westgate Condominium Association, an Illinois not-for-profit corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and 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 30th day of ~~August~~ ^{September}, 1994.



Sandra Mulsoff
 Notary Public
 My commission expires: 4/21/98

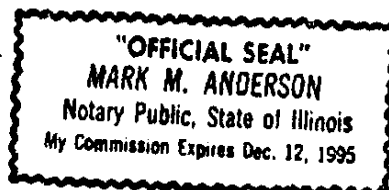
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Mark M. Anderson, a Notary Public in and for said County and State do hereby certify that Charles M. Zarecki and Robert Mac Donald, Jr., ~~attorneys at law~~ ^{attorneys at law} and real estate ~~attorneys~~ ^{attorneys} of Inter-American Insurance Company of Illinois, In Liquidation, an Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~attorneys~~ ^{attorneys} and real estate ~~attorneys~~ ^{attorneys} 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 7th day of October, 1994.

Mark M. Anderson
 Notary Public
 My commission expires: _____

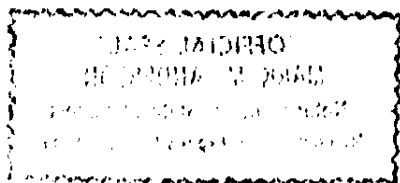
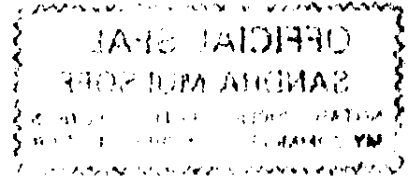
This instrument was prepared by and should be returned after recording to:
 Mark M. Anderson, Esq.
 Shaheen, Lundberg, Callahan and Orr
 20 N. Wacker Drive, Suite 2900
 Chicago, IL 60606



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Property of Cook County Clerk's Office



04/23/2011



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007234943 SK
STREET ADDRESS: 812 W. Van Buren Street
CITY: Chicago, IL COUNTY:
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBERS

G-16, G-17, G-28 and G-29

IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 125.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS PARCEL 2: NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

p.11 17-17-228-020-1064
~~17-17-228-020-1063~~
~~17-17-228-020-1074~~
~~17-17-228-020-1075~~

Cook County Clerk's Office

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