UNOFFICIAL COPY₉₆₄₈₅₁₉₇

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR 3312 NORTH RAVENSWOOD CONDOMINIUM JUNE 10, 1996

The Condominium Declaration for 3312 North Ravenswood Condominium, consisting of UNITS 1, 2, 3, 4 and 5, dated December 21, 1995, is hereby amended as follows:

Article II **UNITS**

15911095

Exhibit A (Survey) is superseded in its entirety by Exhibit A (Survey) attached hereto (no material changes except square footage designated to UNIT 4).

percentage of ownership in common elements for UNITS 1, 2, 3, 4 and 5).	cept	
Exhibit C is superseded in its entirety by Exhibit C attached hereto (no material changes exfootprint totals, square foot totals and Condo percentages assigned to UNITS 1, 2, 3, 4 and	cept d 5).	
The undersigned, consisting of UNIT CWNERS 1, 2, 3, 4 and 5, consent to these changes North Ravenswood Condominium De laration is amended hereby.	and 3312	
UNIT 1 TW HINT & Comp of Low	2/	
Anthony Hurtig and Army Teschne.		
UNIT 2, 3 and 5 Howard Alexant Alexand	Ten	
Kenneth Schroeder and Ann Temple // DEPT-OY RECORDIN	15	\$67.00
T\$0012 TRAN 104	9 06/24/96	,
UNIT 4 Clivel for there. COOK COUNTY R		POSTAN
Klindt Houlberg		ဖွ
RECORDING FEE \$ 6 2.		64
STATE OF ILLINOIS)		025 627
COUNTY OF COOK) OK FM		96485197
I. Nancy Conzalez, a Notary Public in and for said County and State	e. do	37
hereby certify that the above-named persons whose names are subscribed to the foregoin	g	
instrument for UNITS 1, 2, 3, 4, and 5, appeared before me this day in person and acknow that they signed said instrument as their free and voluntary act for the purposes therein set	neagea I forth.	
Given under my hand and notarial seal this 20 day of Song A.D., 1996.		
Given under my hand and hotalial seal this day of A.D., 1980.	F	A
NANCY GONZALEZ	P	P
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2-22-2000 Notary Public	T	1//
**************************************		V

2-22-2000

My Commission expires: _

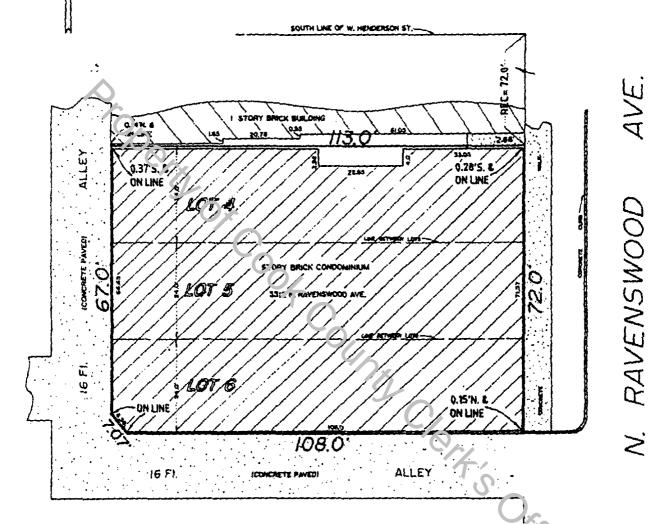
STATE OF THE STATE

MAFIO ASUBY

LOTS 4, 5 AND 6 IN BLOCK 2 IN GROSS PARK ADDITION TO CHICAGO, BEING LOTS 4, 5 AND 6 IN BLOCK 2 IN CHOSS PARK ADDITION TO CHECAGO, BELFA
A SUBDIVISION OF BLOCKS 39 AND 50 IN THE SUBDIVISION OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL HERIDIAN,
LEXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/4 AND THE EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF;
IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN as: 3312 N. RAVENSHOOD AVE.

CHICAGO, ILLINOIS



LANG MUNEYOR STATE OF AGO, ILLIA EXHIBIT "A"

SCALE: One .	tuch eduals	16feet.
ORDERED BY:		HURCHIE LAYA ASSOC. Ltd.
	CHICAGO, I	LLINOIS 60622 HFLE - PHONE 312-829-3355

ORDER NUMBER	3336	
Compare all points bet	ore building	and report any
difference at once.		•
for building restricts	ons refer to	Your abstract,

deed or contract and local ordinances Assume no dimensions from scaling upon this plat.

Page 1 of 2

3317

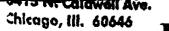
State :	o t	Illino	[ន]	
			- 3	5.5.
County	o:	Cook	1	

I. Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat or map hereon drawn is a correct representation of said survey

Dimensions are shown in feet and hundredths and are correct at a temperature of 68 degrees Tahrenheit.

Dated	at Ch	icagos			AUGUS	7 8.	995	
				10.0	S. O.	~	/	
				ALLEY.		UHLA		
Robert	Baru	ch 111	10015	Protes	510041	t.and	Surveyor	12

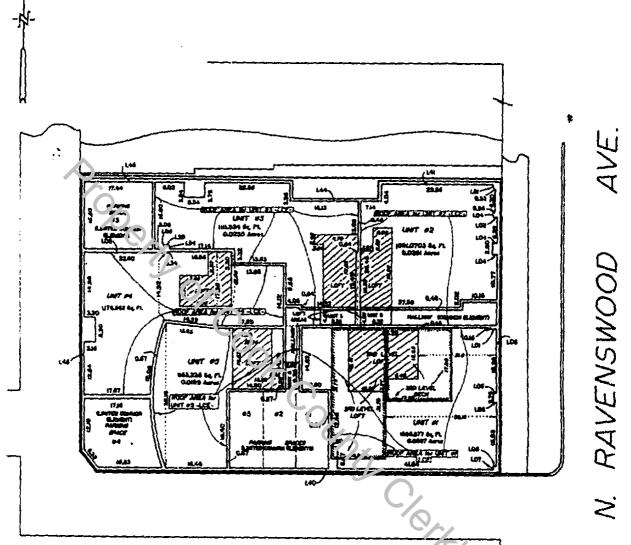
1 448 E 41 E



CENTRAL SURVEY COMPANY, INC

Phone 312-631-5285 Fax 312-792-0879





NOTE: HOREZONTAL PLANES SHOWN HEREON ARE MEASURED ON TOP OF FINISHED FLOOR AND BOTTOM OF FINISHED CEILING. VERTICAL PLANES SHOWN HEREON ARE MEASURED TO INTERIOR OF FINISHED WALLS. ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO BENCHMER #4574 LOCATED 23.0' WEST OF THE WEST LINE & AT NORTH LINE OF THE MORTHWEST CORNER OF PAULINA BELMONT AVES. ON THE SOUTHWEST CORNER OF DOOR SILL AT \$1700 W. BELMONT ELEVATION - -10.33 FEET CITY OF CHICAGO DATUM

	L! Y' '		7 : Y: Y: 4 : 4 : 4 : 4 : 4 : 4 : 4 : 4 :	V	
	*ELEV	ATIONS FOR TH	IS LEVEL ONL	Y •	
	"UNIT L"	"UNIT 2"	"UNIT 3"	"DHIT 4"	"UNIT 5"
LOWER ELEVATION.	+17.02'	·17.02'	*17.02°	+17.02'	+17.02
UPPER ELEVATION,	+49.07'	+29.45'	+28.37°	+28.75	+29.52
		"LOFT AR	EAS"		
LOWER ELEVATION:	+25.02"	+24.19"	+24.39"	+23.35	+24.19
UPPER ELEVATION.	+34.08	+29.45"	+28.37'	+28.75'	1,680.520
	•	*3RD LEYEL	LOFT		270T G
LOWER ELEVATION.	+35.02"	,			A 06.
UPPER ELEVATION:	+45.10	(# SKYLIGHTS	- +49.35'}		# 0 2388 PROFESSIO
					1,000
			State of I	linois	SURVEYO

t. l	cr.	UNITED	COMMON	CLUMEN
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ALE: One tuch equals DERED BY: SCHROEDER HURCHTE LAYA ASSOC. LEd. 936 W. HUROK ST. CHICAGO, ILLINOIS 50622 C/O ANN TEMPLE - PHONE 312-829-3355

) Ç R	NUHBER	·	3312	 	
			building		
i i e i	rance a	t once.			

: building restrictions refer to your abstract. ed or contract and local ordinances. tume no dimensions from scaling upon this plat.

County of Cook

I. Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described condominiums and that the plat or map hereon drawn is a correct representation of said survey.
All dimensions are taken at the face of the interior wells, ceilings and floors.

EXHIBIT "A"

Pimensions are shown in feet and hundredths and are correct at a temperature of 66 degrees Pahranheit.

Gated at Chicago:	AUGUST 4. 1995
	Robert & Baruck
lobert G. Baruch.	Illinois Professional Land Surveyor #236

Page 2 of 2

3312 NORTH RAVENSWOOD CONDOMINIUM

EXHIBIT "B"

	% of ownership In the
UNIT	COMMON ELEMENTS
1 %	34.31
2	16.85
3	17.06
4	18.03
5	13.75
	100.0%

Without limiting the generality of ARTICLE III, paragraph 3, the following Limited Common Elements are assigned as follows:

<u>UNIT</u>	LIMITED COMMON ELEMENTS
1	Courtyard/parki 1g
2	Courtyard/parking
3	Courtyard/parking
4	Courtyard/parking
5	Courtyard/parking

SEE ADDITIONAL EXHIBIT

一切もは特に主命

Raienswork

3317 N. Raienswork

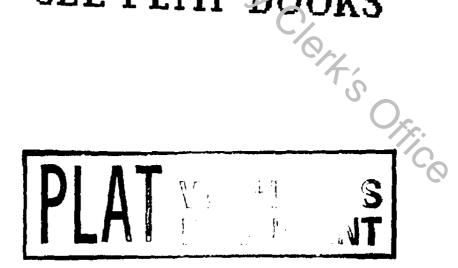
Chicago, 12cino.0 60657

Pin 14-19-421-018

Must to ! Klindt Hinlburg 3317 N. Ravenhoutd. Cheenig, Illuring 60657

98485197

SEE PLAT BOOKS



FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR 3312 NORTH RAVENSWOOD CONDOMINIUM JUNE 10, 1996

The Condominium Declaration for 3312 North Ravenswood Condominium, consisting of UNITS 1, 2, 3, 4 and 5, dated December 21, 1995, is hereby amended as follows:

Article II UNITS

My Commission expires: _

Exhibit A (Sur (9)) is superseded in its entirety by Exhibit A (Survey) attached hereto (no material changes except square footage designated to UNIT 4).

Exhibit B is supersalled in its entirety by Exhibit B attached hereto (no material changes except percentage of ownership in common elements for UNITS 1, 2, 3, 4 and 5).

Exhibit C is superseded in its entirety by Exhibit C attached hereto (no material changes of tootprint totals, square foot totals and Condo percentages assigned to UNITS 1, 2, 3, 4 a		
The undersigned, consisting of UNIT OWNERS 1, 2, 3, 4 and 5, consent to these change North Ravenswood Condominium Declaration is amended hereby.	es and 33°	12
UNIT 1 TW HATELY CONTRACTORS	<i>Q</i>	
UNIT 2, 3 and 5 Margant An	Ten	h
Wenneth Schroeder and Ann Temple DEPT-01 RECORD T#0012 TRAN 10 12862 # CG COOK COUNTY	049 06/24 ユーラム :	
STATE OF ILLINOIS) COUNTY OF COOK) RECORDING FEE \$ 67. DATE 24-96 COPIES 6. OK FM	20	96485197
I. Noncy Conzolez, a Notary Public in and for said County and Statement for UNITS 1, 2, 3, 4, and 5, appeared before me this day in person and acknowled that they signed said instrument as their free and voluntary act for the purposes therein s	ing owledged	4
Given under my hand and noterial seal this day of A.D., 199	6. F	A
NANCY GONZALEZ	P	P
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2-22-2000 NOTARY Public NOTARY Public	T	V

00

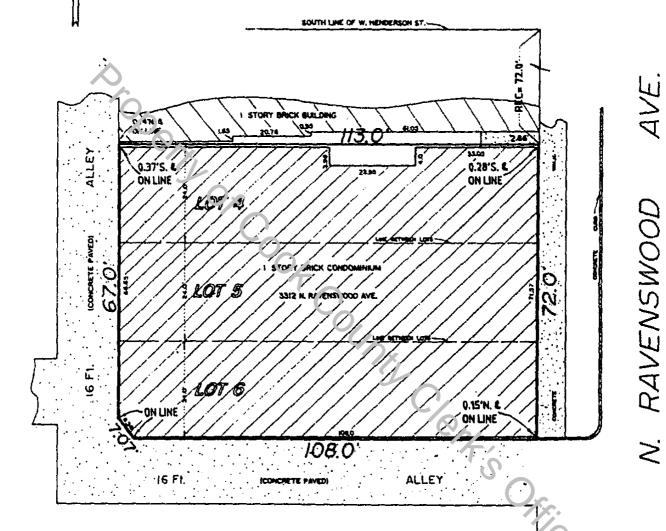
Phone 312-631-5285 Fax 312-792-0879

ÜNDAHIGKASUROPY

X

LOTS 4, 5 AND 6 IN BLOCK 2 IN GROSS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 39 AND 50 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL HERIDIAH, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF; IN COOK COUNTY, ILLINOIS

Commonly Known as: 1312 H. RAVENSHOOD AVE. CHICAGO, ILLINOIS



PATE OF SEXHIBIT "A"

SCALE: (2ne	inch	equals		16	feet.
ORDERED	BY:			HURCKIE		ssoc. Ltd.
		CHI	CAGO.	ILLIMOIS	6062	2-929-3355

ORDER	NUMBER:			3312			
Сомран	re all po	ints	petore	building	and	report	any
differ	36 92097	once.	,				
P b				4			

For building restrictions refer to your abstract, deed or contract and local ordinances.
Assume no dimensions from scaling upon this plat.

Page 1 of 2 3312

State of Illinois	s)	43/4	المستنب ال
Councy of Cook	-	S.S.	
I. Robert G. Bart	ich	, an	Illinoi

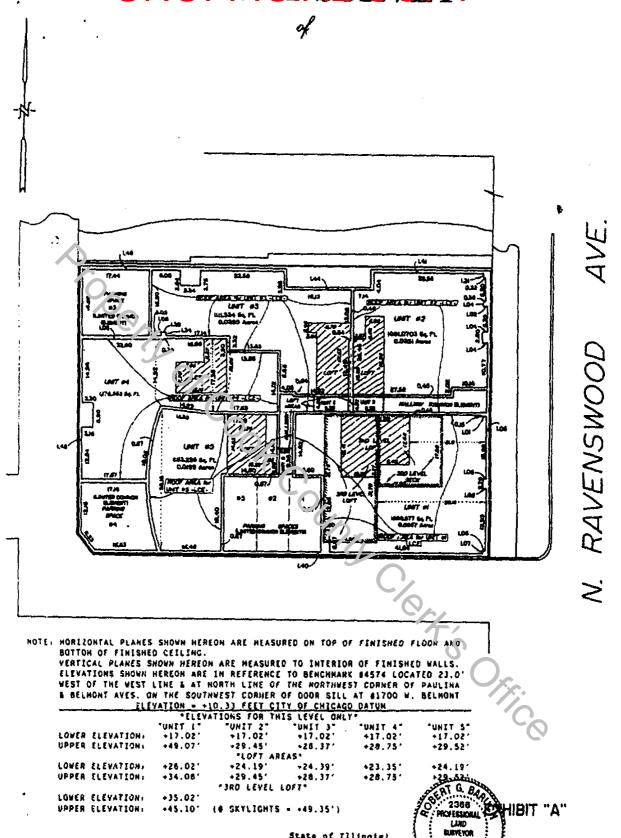
I. Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat or map hereon drawn is a correct representation of said survey

Dimensions	are	shown	in	teet	and	hundr	edths	and	400
correct at	a t	emparat	UFE	of e	58 de		Fahre	nhe:	it.

Dated	J E	Chica	901			AUGUS	T 8.	1995	
					71	1 0 1		/	
					du	183	2844		
Robert	9 (ruch	111	10015	Prof	ssional	Land	Surveyor	12300

.. 36403**1**

رم خدر



ALE: One inch equals _ JERED BY: SCHROEDER HURCHIE LAYA 936 W. HUROH ST. CHICAGO, ILLINOIS 60622 C/O ANN TEMPLE - PHONE 317-829-3355

AZBHUK REC 3312 space all points before building and report any fference at once.

: building restrictions refer to your abstract, ed or contract and local ordinances. tume no dimensions from scaling upon this plat.

Page 2 of 2

E: LCE + LIMITED COMMON ELEMENT

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State of Illinois;

County of Cook

A CO ILLI Professional Land I. Robert G. Baruch, an Illinors Surveyor, do hereby certify that I have surveyed the above described condominiums and that the plat or map hereon drawn is a correct representation of said survey, All dimensions are taken at the face of the interior walls, ceilings and floors.

STATE OF

Dimensions are shown in feet and hundredths and are torrect at a temperature of 60 degrees Pahrenheit.

Dated at Chicag	GIAUGUST 8, 1995
	Robert & Baruch
	RADUL D. COLLULE
Mobert G. Baruc	h, Illinois Professional Land Surveyor #236

3312 NORTH RAVENSWOOD CONDOMINIUM

EXHIBIT "B"

	% of ownership In the
UNIT	COMMON ELEMENTS
6.	
1 %	34.31
2	16.85
3	17.06
4	18.03
5	13.75
	100.0%

Without limiting the generality of ARTICLE III, paragraph 3, the following Limited Common Elements are assigned as follows:

UNIT	LIMITED COMMON ELEMENTS
1	Courtyard/parking
2	Courtyard/parking
3	Courtyard/parking
4	Courtyard/parking T'
5	Courtyard/parking 0

SEE ADDITIONAL EXHIBIT

adoress:
3317 N. Ravenswoods
Chicago, 12cino.0 60657
Pin 14-19-421-018

Muil to I Klindt Hthlberg 3317 N. Ravenhourd Chicago, Mundis 60657

6485197

		Condo %	Square	Foot print		Maxim	Site a		
	•		Square foot total	riot		Maximum square feet buildable (1.2 x 8,136) = 9,763 square feet	Site area: $72 \times 113 = 8,136$ square feet		
)_X	34.31%	G	7,090.08	Onit	- - -	ldable (1.2 x 8,1;	136 square feet		3
	16.85%	1,159.93	1,091,070	Unit 2		36) = 9,7		Ext	3312 No
	-			44	ζ.	763 sq		Exhibit	North
	17.06%	1,174.81	1,111.53	Chit 3	1	uara tet	·/	"C"	Ravenswood
	18.03%	1,241.31	1,176.36	Unit 4			T'S (od
	13.75%	946.45	863.27	Unit 5					
	100%	6,884.65	5,840.81	Total					

