

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

Exhibit A (Survey) is superseded in its entirety by Exhibit A (Survey) attached hereto (no material changes except square footage designated to UNIT 4).

Exhibit B is superseded in its entirety by Exhibit B attached hereto (no material changes except percentage of ownership in common elements for UNITS 1, 2, 3, 4 and 5).

Exhibit C is superseded in its entirety by Exhibit C attached hereto (no material changes except footprint totals, square foot totals and Condo percentages assigned to UNITS 1, 2, 3, 4 and 5).

The undersigned, consisting of UNIT OWNERS 1, 2, 3, 4 and 5, consent to these changes and 3312 North Ravenswood Condominium Declaration is amended hereby.

7591109 J

UNIT 1

[Signature]
Anthony Hurtig and Amy Teschner

UNIT 2, 3 and 5

[Signature]
Kenneth Schroeder and Ann Temple

UNIT 4

[Signature]
Klindt Houlberg

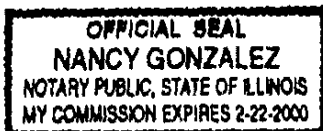
DEPT-01 RECORDING #67.00
790012 TRAN 1049 06/24/96 12:23:00
22862 CG *-96-485197
COOK COUNTY RECORDER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

RECORDING FEE \$ 67.
DATE 6-24-96 COPIES 6
OK FM

I, Nancy Gonzalez, a Notary Public in and for said County and State, do hereby certify that the above-named persons whose names are subscribed to the foregoing instrument for UNITS 1, 2, 3, 4, and 5, appeared before me this day in person and acknowledged that they signed said instrument as their free and voluntary act for the purposes therein set forth.

Given under my hand and notarial seal this 20 day of June A.D., 1996.



[Signature]
Notary Public

My Commission expires: 2-22-2000

F		A
P		P
T		V
I	FM	M

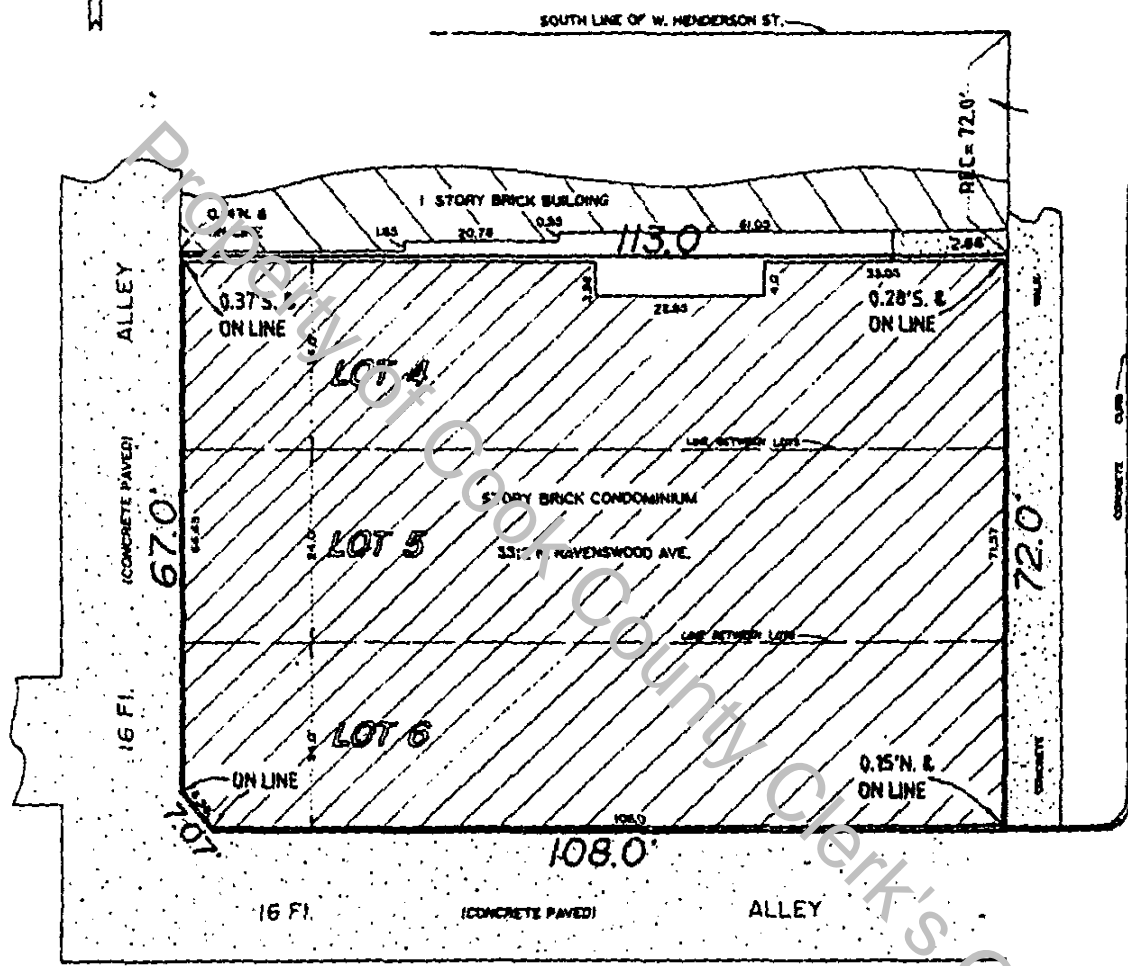
96485197

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 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. RAVENSWOOD AVE.
CHICAGO, ILLINOIS



N. RAVENSWOOD AVE.



EXHIBIT "A"

SCALE: One inch equals 16 feet.

ORDERED BY: SCHROEDER MURCHIE LAYA ASSOC. Ltd
936 W. HURON ST.
CHICAGO, ILLINOIS 60622
C/O ANN TEMPLE - PHONE 312-829-3355

ORDER NUMBER: 3312
Compare all points before building and report any difference at once.
For building restrictions refer to your abstract, deed or contract and local ordinances.
Assume no dimensions from scaling upon this plat.

State of Illinois)
County of Cook) S.S.

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 Fahrenheit.

Dated at Chicago: AUGUST 8, 1995

Robert G. Baruch
Robert Baruch Illinois Professional Land Surveyor #2366

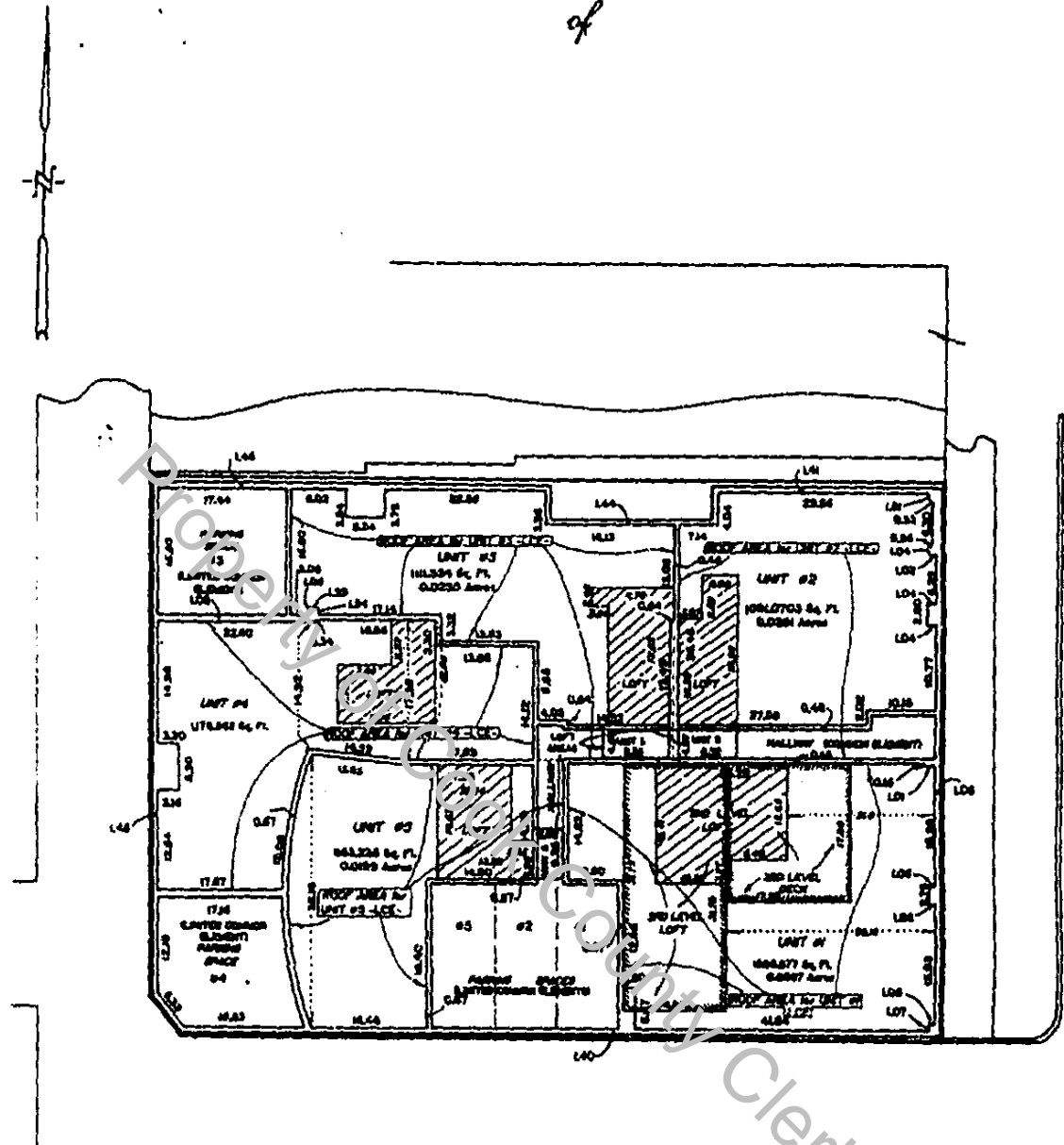
96485197

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

of



N. RAVENSWOOD AVE.

NOTE: HORIZONTAL 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 BENCHMARK #4574 LOCATED 23.0' WEST OF THE WEST LINE & AT NORTH LINE OF THE NORTHWEST CORNER OF PAULINA & BELMONT AVES. ON THE SOUTHWEST CORNER OF DOOR SILL AT 81700 W. BELMONT
ELEVATION = +10.33 FEET CITY OF CHICAGO DATUM

ELEVATIONS FOR THIS LEVEL ONLY

	"UNIT 1"	"UNIT 2"	"UNIT 3"	"UNIT 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 AREAS					
LOWER ELEVATION,	+28.02'	+24.19'	+24.39'	+23.35'	+24.19'
UPPER ELEVATION,	+34.08'	+29.45'	+28.37'	+28.75'	+29.52'
3RD LEVEL LOFT					
LOWER ELEVATION,	+35.02'				
UPPER ELEVATION,	+45.10'	(8 SKYLIGHTS = +49.35')			

E. LCE = UNITED COMMON ELEMENT

SCALE: One inch equals 16 feet.

ORDERED BY: SCHROEDER MURCHIE LAYA ASSOC. Lcd.
936 W. HURON ST.
CHICAGO, ILLINOIS 60622
C/O ANN TEMPLE - PHONE 312-829-3355

ORDER NUMBER: 3312
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State of Illinois }
County of Cook }



EXHIBIT "A"

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

Dated at Chicago: AUGUST 8, 1995

Robert G. Baruch
Robert G. Baruch, Illinois Professional Land Surveyor #2388

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

3312 NORTH RAVENSWOOD CONDOMINIUM

EXHIBIT "B"

<u>UNIT</u>	<u>% OF OWNERSHIP IN THE COMMON ELEMENTS</u>
1	34.31
2	16.85
3	17.06
4	18.03
5	<u>13.75</u>
	100.0%

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

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

SEE ADDITIONAL EXHIBIT

address:
3312 N. Ravenswood
Chicago, Illinois 60657
PIN 14-19-421-018

prepared by:
Mail to:
Klindt Honberg
3312 N. Ravenswood
Chicago, Illinois
60657

96485197

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

96485197

PLAT

6-24-96

SEE PLAT BOOKS

PLAT **S**
NT

Property of Cook County Clerk's Office

10/11/2008

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Property of Cook County Clerk's Office

FIRST AMENDMENT TO
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3312 NORTH RAVENSWOOD CONDOMINIUM
JUNE 10, 1996

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15911095

UNIT 1

[Signature]
Anthony Hurtig and Amy Teschner

UNIT 2, 3 and 5

[Signature]
Kenneth Schroeder and Ann Temple

UNIT 4

[Signature]
Klindt Houlberg

DEPT-01 RECORDING 967.00
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STATE OF ILLINOIS)

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COUNTY OF COOK)

) SS

DATE 6-24-96 COPIES 6

OK FM

I, Nancy Gonzalez, a Notary Public in and for said County and State, do hereby certify that the above-named persons whose names are subscribed to the foregoing instrument for UNITS 1, 2, 3, 4, and 5, appeared before me this day in person and acknowledged that they signed said instrument as their free and voluntary act for the purposes therein set forth.

Given under my hand and notarial seal this 20 day of June A.D., 1996.



[Signature]
Notary Public

F		A
P		P
T		V
I	AM	M

My Commission expires: 2-22-2000

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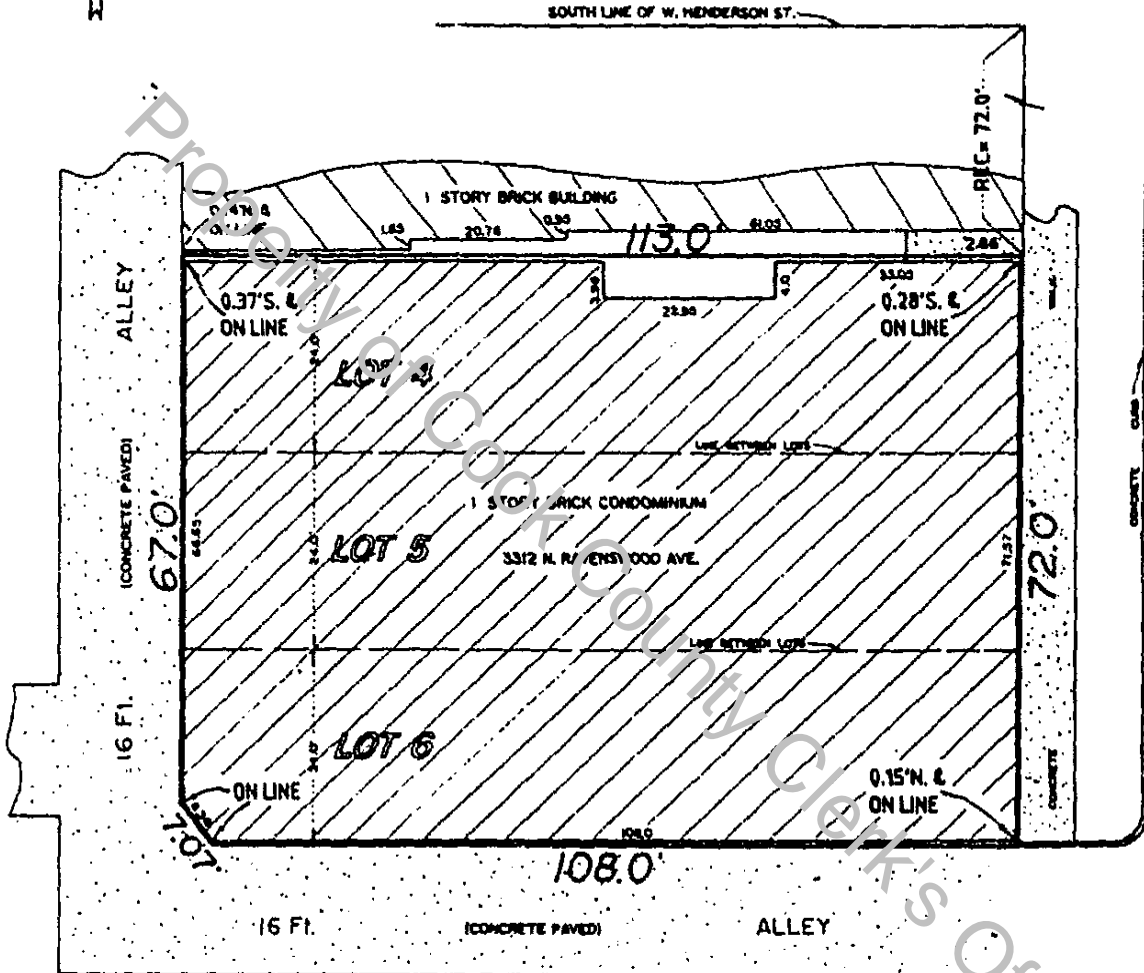
UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNDIVIDED SURVEY

of

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 MERIDIAN,
(EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 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. RAVENSWOOD AVE.
CHICAGO, ILLINOIS



N. RAVENSWOOD AVE.

96485197



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ORDERED BY: SCHROEDER MURCHIE LAYA ASSOC. Ltd.
936 W. HURON ST.
CHICAGO, ILLINOIS 60622
C/O ANN TEMPLE - PHONE 312-879-3355

ORDER NUMBER: 3312
Compare all points before building and report any
difference at once.
For building restrictions refer to your abstract,
deed or contract and local ordinances.
Assume no dimensions from scaling upon this plat.

State of Illinois)) S.S.
County of Cook)

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 Fahrenheit.

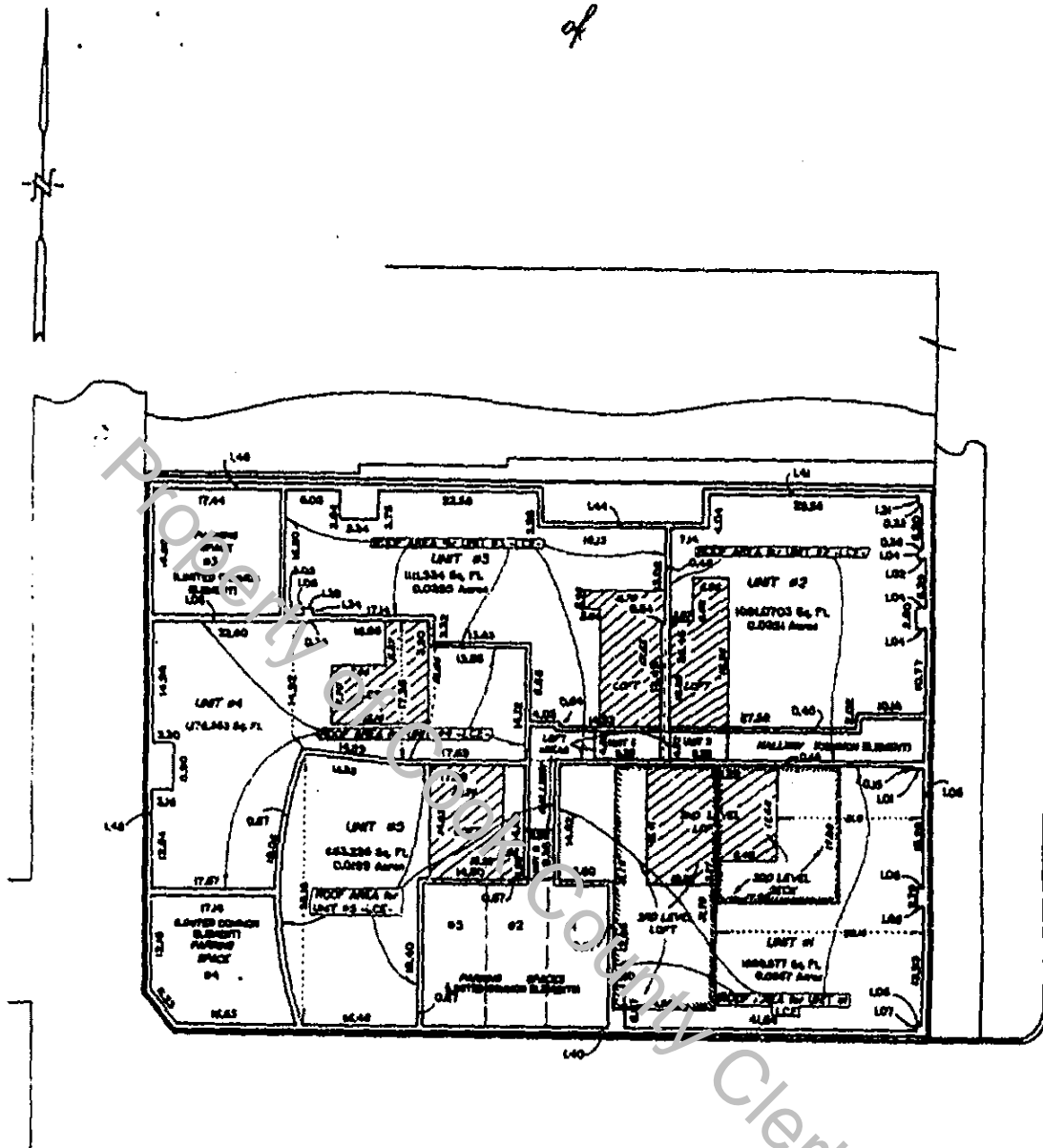
Dated at Chicago: AUGUST 8, 1995

Robert G. Baruch
Robert Baruch Illinois Professional Land Surveyor #2086

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL SURVEY



N. RAVENSWOOD AVE.

NOTE: HORIZONTAL PLANES SHOWN HEREON ARE MEASURED ON TOP OF FINISHED FLOOR AND BOTTOM OF FINISHED CEILING.
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3RD LEVEL LOFT					
LOWER ELEVATION:	+35.02'				
UPPER ELEVATION:	+45.10'	(@ SKYLIGHTS = +49.35')			

E. LCE - LIMITED COMMON ELEMENT

SCALE: One inch equals 16 feet.

ORDERED BY: SCHROEDER MURCHIE LAYA ASSOC., Ltd.
935 W. MURPHY ST.
CHICAGO, ILLINOIS 60622
C/O ANN TRIPLE - PHONE 312-829-3355

ORDER NUMBER: 3312
Prepare all points before building and report any reference at once.
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Use no dimensions from scaling upon this plat.

State of Illinois) 5.5
County of Cook



EXHIBIT "A"

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Dimensions are shown in feet and hundredths and are correct at a temperature of 60 degrees Fahrenheit.

Dated at Chicago: AUGUST 8, 1995

Robert G. Baruch
Robert G. Baruch, Illinois Professional Land Surveyor #2386

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3312 NORTH RAVENSWOOD CONDOMINIUM

EXHIBIT "B"

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3	Courtyard/parking
4	Courtyard/parking
5	Courtyard/parking

SEE ADDITIONAL EXHIBIT

address:
3312 N. Ravenswood
Chicago, Illinois 60657
PIN 14-19-421-018

prepared by
Mail to:
Klinda Henberg
3312 N. Ravenswood
Chicago, Illinois
60657

96485137

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office