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 T#0012 TRAN 2071 09/20/96 10:52:00
 #2107 CG *-96-722311
 COOK COUNTY RECORDER

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
 AND OF EASEMENTS, RESTRICTIONS, COVENANTS
 AND BY-LAWS FOR ERIE POINTE TOWNHOMES CONDOMINIUM

LOCATED AT PREMISES COMMONLY KNOWN AS

855 WEST ERIE STREET, CHICAGO, ILLINOIS

PURSUANT TO THE CONDOMINIUM PROPERTY ACT OF ILLINOIS

This instrument drafted by and return to:

Jeffrey E. Rochman
 55 West Monroe Street-Suite 750
 Chicago, Illinois 60603

Permanent Real estate Index Number:

17-08-235-041

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2	102
3	103
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Box-333

RECORDING FEE \$ 114.00
 DATE 9/20/96 COPIES 6
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SEE PLAT BOOKS

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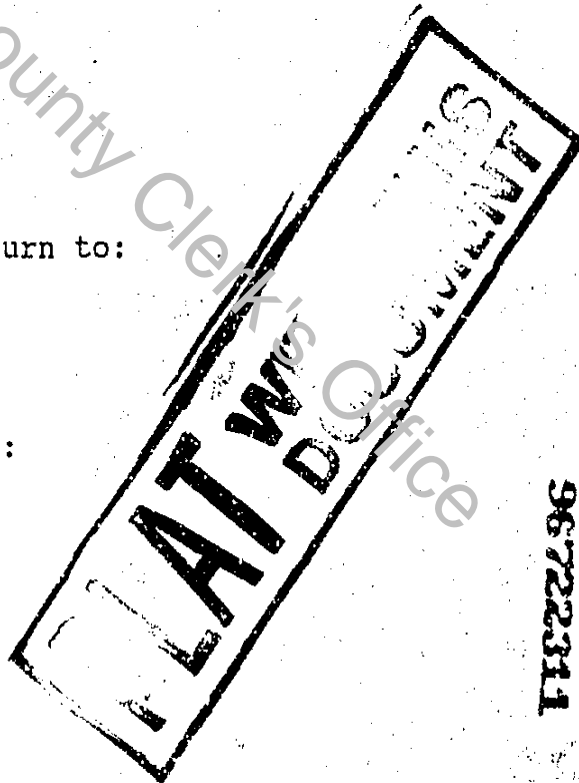
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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR ERIE POINTE TOWNHOMES CONDOMINIUM

This First Amendment to Declaration, made and entered into this 17th day of Sept., 1996, by Chicago Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated May 1, 1994, and known as Trust No. 1098823 and not individually ("Trustee").

WITNESSETH:

WHEREAS, by a Declaration of Condominium (the "Declaration") recorded in the Office of the Recorder of Cook County, Illinois on April 19, 1996 as document Number 96296950, Trustee submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration reserves to Developer (as defined in the Declaration) the right to annex and add to the Parcel and Property (as defined in the Declaration) and thereby add to the condominium created by the Declaration all or any portion of the Future Expansion Parcel (as defined in the Declaration); and

WHEREAS, Trustee at the direction of Developer now desires to so annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration certain real estate ("Additional Property"), described in Exhibit A-1 attached hereto, which Additional Property is a portion of the Additional Land.

NOW, THEREFORE, the Trustee does hereby amend the Declaration as follows:

1. A portion of the Additional Property is hereby annexed to the Parcel and Property, as defined in the Declaration, and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

2. Exhibit A of the Declaration is hereby amended by adding thereto the plat of survey attached hereto.

3. Exhibit A-1 of the Declaration is hereby amended by adding thereto the property legally described on Exhibit A-1 attached hereto.

4. Exhibit B of the Declaration is hereby amended by substituting therefor Exhibit B attached hereto. The percentage of ownership in the common elements appurtenant to each unit is hereby shifted to the percentages set forth in the Exhibit B attached hereto.

5. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set

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forth in the Declaration.

6. The Future Expansion Parcel is hereby amended by deleting the legal description attached to the Declaration and replacing it with the legal description attached hereto and labeled Future Expansion Parcel.

7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

This Declaration is executed by the Declarant as trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee (and Declarant hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every Person hereafter claiming any interest under this Declaration that Declarant, as trustee as aforesaid, and not personally, has joined in the execution of this Declaration for the sole purpose of subjecting the title holding interest and the trust under such Trust Number 1098023 to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth by Declarant to be kept or performed, are intended to be kept, performed and discharged by the beneficiaries under such Trust or their successors, and not by Declarant personally; and further, that no duty shall rest upon Declarant, either personally or as such trustee, to sequester such assets, rentals, avails or proceeds of any kind, or otherwise to see the fulfillment or discharge of any obligation, express or implied, arising under the terms of this Declaration, except where Declarant is acting pursuant to direction as provided by the terms of such Trust, and after the Declarant has first been supplied with funds required for the purpose. In event of conflict between the terms of this Section apparent liability or obligation resting upon said Declarant, the exculpatory provisions contained in this Section shall be controlling.

IN WITNESS WHEREOF, Chicago Trust Company, as Trustee under Trust Agreement dated May 1, 1994 and known as Trust No. 1098823, and not individually, has caused its name to be signed to these presents by its Vice President and attested by its Asst. Secretary this 17th day of September, 1996.

THE CHICAGO TRUST COMPANY, as Trustee as aforesaid and not individually

BY: [Signature]
its Vice President

ATTEST [Signature]
its Asst. Secretary



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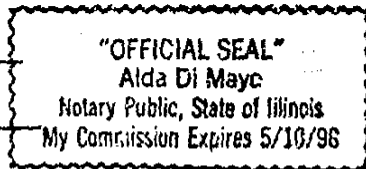
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Melanie M. Hinds, Vice President and MARYLOU ESTRADA, Asst. Secretary of Chicago Trust Company are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such and that they appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and the free and voluntary act of Chicago Trust Company.

Given under my hand and Notarial Seal this 17 day of Sept, 1996.

Notary Public: Alda Di Mayo

My commission expires: _____



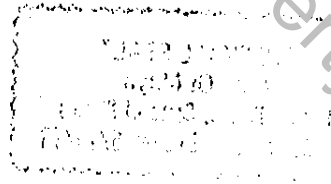
This instrument was prepared by:

Jeffrey E. Rochman
Jeffrey E. Rochman & Associates
55 West Monroe - Suite 750
Chicago, Illinois 60603

P.I.N. 17-08-235-041

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EXHIBIT A-1

THAT PART OF BLOCK 33 IN OGDEN'S ADDITION TO CHICAGO, BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS IN SAID BLOCK 33, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 33 AND THE EASTERLY LINE OF N. MILWAUKEE AVENUE; THENCE NORTH 90 DEGREES-00'-00" EAST ALONG SAID NORTH LINE A DISTANCE OF 349.67 FEET TO A POINT 82.07 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 33; THENCE SOUTH 0 DEGREES-24'-26" EAST, PARALLEL TO THE EAST LINE OF SAID BLOCK 33, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 104.28 FEET; THENCE NORTH 86 DEGREES-40'32" WEST OF 115.06 FEET; THENCE NORTH 0 DEGREES-00'-00" WEST A DISTANCE OF 97.61 FEET; THENCE NORTH 90 DEGREES-00'-00" EAST A DISTANCE OF 114.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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EXHIBIT B PERCENTAGE OF INTEREST IN COMMON ELEMENTS

UNIT	INTEREST
1	
2	
3	4.654%
4	4.860%
5	4.654%
6	4.860%
7	4.654%
8	4.860%
9	4.654%
10	4.860%
11	4.654%
12	4.860%
13	4.654%
14	4.860%
15	4.654%
16	4.860%
17	4.654%
18	4.860%
19	4.860%
20	4.860%
21	4.654%
	4.860%
	<u>4.654%</u>
TOTAL	100.000%

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FUTURE EXPANSION PARCEL

THAT PART OF BLOCK 33 IN OGDEN'S ADDITION TO CHICAGO, BEING PART OF THE THIRD NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 33 AND THE EASTERLY LINE OF MILWAUKEE AVENUE; THENCE NORTH 90 DEGREES-00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 158.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 190.93 FEET; THENCE SOUTH 0 DEGREES-24'-26" EAST A DISTANCE OF 55.00 FEET; THENCE SOUTH 90 DEGREES-00'00" WEST A DISTANCE OF 114.11 FEET; THENCE SOUTH 0 DEGREES-00'-00" WEST A DISTANCE OF 11.00 FEET; THENCE NORTH 90 DEGREES-00'-00" WEST A DISTANCE OF 77.21 FEET; THENCE NORTH 0 DEGREES-00'-00" EAST A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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CONSENT OF MORTGAGEE

Manufacturer's Bank is the holder of those certain mortgages recorded May 22, 1995, October 25, 1995, and March 22, 1996 as documents number 95333805, 95729635 and 96221994 respectively, and does hereby consent to the execution and recording of the within First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Erie Pointe Townhomes and agrees that the above described mortgages are subordinate thereto.

IN WITNESS WHEREOF, Manufacturer's Bank has caused this Consent to First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Erie Pointe Townhomes to be executed the day and year first above written.

Manufacturer's Bank

BY Irene Ford
Its Vice President

ATTEST.
William R. Mayer
Its Vice President

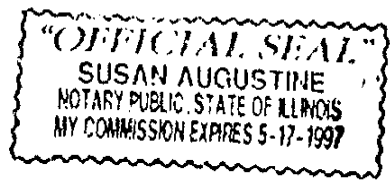
STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

I, Susan Augustine, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Irene Ford, William R. Mayer, Vice President and Secretary of Manufacturer's Bank, a(n) Illinois corporation, who are personally known to me to be the persons whose names are subscribed to the foregoing instrument as such Vice President and Vice President Secretary, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act as such Vice President and Vice President Secretary respectively 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 19 day of September, 19 96

Susan Augustine
Notary Public

My commission expires 5-17-97



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