

# UNOFFICIAL COPY

96754779

DEPT-01 RECORDING \$94.00  
 T40012 TRAN 2221 10/03/96 11:15:00  
 #8295 + ER \*--96-754779  
 COOK COUNTY RECORDER

## AMENDMENT TO DECLARATION OF CONDOMINIUM

### FOR AVANTI POINT CONDOMINIUMS

This Declaration made and entered into this 30th day of September, 1996,  
 by **JEFFERSON STATE BANK**, as Trustee under Trust Agreement dated November 27, 1995  
 and known as Trust No. 1996 and not individually (the "Trustee");

#### WITNESSETH:

**WHEREAS**, by a Declaration of Condominium ( the "Declaration") recorded in the  
 office of the Recorder of Cook County, Illinois, as Document No.96160541, the Trustee  
 submitted certain real estate to the provisions of the Illinois Condominium Property Act (the  
 "Act"); and

**WHEREAS**, the Declaration reserves to the 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**, the Trustee at the direction of the 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 (the "Additional Parcel"), described in Exhibit "A (2)" attached hereto;

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

1. The Additional Parcel 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 governed in all respects by, the terms and provisions of the Declaration.

A	A
P	P
V	V
M	M

13 19-100-027  
 028  
 029  
 030

Box-333

RECORDING FEE \$ 94.00  
 DATE 10/3/96 COPIES 6  
 OK SJM

96754779

1591 337 J  
 (1000)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

2. Exhibit "A" of the Declaration is hereby amended by adding Exhibit "A(2)" which consists of the Plat of Survey of the additional units and real property submitted to the provisions of the Act. The additional units are located upon the Parcel legally described as follows:

LOTS 27 THROUGH 30 BOTH INCLUSIVE IN BLOCK 9 IN UTTITZ & HEIMAN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND PART OF THE WEST 1674 FEET LYING SOUTH OF THE ROAD IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3. Exhibit "B" of the Declaration is hereby amended by substituting therefore the Amended Exhibit "B" which is attached hereto. The percentage of ownership in the common elements appurtenant to each unit is hereby shifted to the percentages set forth in the Amended Exhibit "B" which is attached hereto.

4. 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 forth in the Declaration.

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

6. Trustee Exculpation. This Declaration is executed by JEFFERSON STATE BANK, as Trustee aforesaid, in the exercise of power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possessed full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that said 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 estate under said Trust No. 1996 to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth by said Trustee, as aforesaid, to be kept or performed, are intended to be kept, performed and discharged by the beneficiaries under said trust or their successor, and not the said Trustee personally, and further, that no duty shall rest upon JEFFERSON STATE BANK, either personally or as such Trustee, to sequester trust assets, rentals, avails, or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this Declaration, except where said Trustee is acting pursuant to direction as provided by the terms of said trust, and after the Trustee has first been supplied with funds required for the purpose. In the event of a conflict between the terms of this paragraph and of the remainder of the Declaration on any question of apparent liability or obligation resting upon said Trustee, the exculpatory provisions hereof shall be controlling.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said JEFFERSON STATE BANK, as Trustee as aforesaid and not individually, has caused its corporate seal to be affixed hereunto and caused its name to be signed in these presents by its Assistant Vice President and attested by its Assistant Trust Officer this 30th day of September, 1996.

JEFFERSON STATE BANK  
as Trustee aforesaid, and not  
individually,

By: *Stacy E. Enly*  
ASSISTANT VICE PRESIDENT  
& Assistant Trust Officer

ATTEST:

*Shawni Isler*  
ASSISTANT TRUST OFFICER  
& Assistant Vice President

Exoneration provision restricting any liability of Jefferson State Bank, attached hereto, is hereby expressly made a part hereof.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed and delivered by the Jefferson State Bank of Chicago, not in its individual capacity, but solely in the capacity herein described, for the purpose of binding the herein described property, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the undertakings and agreements herein made, are made and intended not as personal undertakings and agreements of the Trustee, or for the purpose of binding the Trustee personally, but executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against said Trustee on account hereof or on account of any undertaking or agreement herein contained, either expressed or implied, all such personal liability if any, being hereby expressly waived and released by all other parties hereto, and those claiming by, through, or under them.

Cook County Clerk's Office

96754779

11  
26  
22 6

UNOFFICIAL COPY

Property of Cook County Clerk's Office

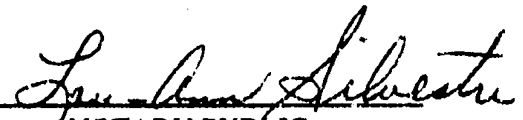


# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

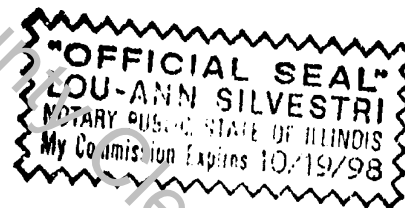
I, Lou-Ann Silvestri, a Notary Public in and for said County in the State of Illinois, do hereby certify that Steven E. Craig Asst. Vice President & Assistant Trust Officer of JEFFERSON STATE BANK and Dianne Tesler, AVP & Assistant Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer, signed and delivered the said instrument as their own free and voluntary act and the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of September, 1996

  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_



Notary Public of Cook County Clerk's Office

96754779

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CONSENT OF MORTGAGEE

JEFFERSON STATE BANK, holder of the Mortgages and Assignments of Rents dated and recorded and identified as follows:

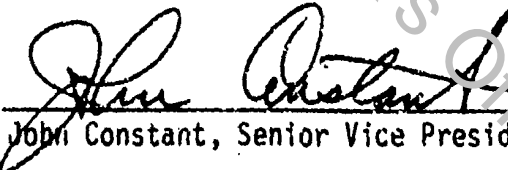
Mortgage and Assignment of Rents and Leases dated December 29, 1995  
as Documents Numbered 96048635 and 96048636

on the premises described in the Declaration of Condominium Ownership, hereby consents to the execution and recording of the above and foregoing Amendment to Declaration of Condominium and hereby submits said ~~First~~ Mortgage and Assignments of Rents, to the provisions of the above and foregoing Amendment to Declaration of Condominium, and the Condominium Property Act.

IN WITNESS WHEREOF, the said JEFFERSON STATE BANK has caused this instrument to be signed by its duly authorized officers on its behalf; all done at ~~Harwood Heights~~ Chicago, Illinois on this 30<sup>th</sup> day of September, 1996

JEFFERSON STATE BANK

BY:

  
John Constant, Senior Vice President

ATTEST:



Lillian Rosenau, Assistant Vice President

96754779

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, Lou-Ann Silvestri, a Notary Public, in and for the said County and State do hereby  
certify that John Constant and Lillian Rosenau  
respectively, of JEFFERSON STATE BANK, personally known to me to be the same persons  
whose names are subscribed to the foregoing instrument as such Senior Vice President  
and Assistant Vice Pres. 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 September 1996.

  
NOTARY PUBLIC



My commission expires:

AYANTDEC.2WP

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

This Instrument prepared by:

Patrick W. Pontarelli  
Attorney at Law

4353 W. Lawrence Ave.  
Chicago IL 60630  
312-794-3110

RETURN TO: BOX 333--- CTI

P.I.N. #: 13-19-100-027 through  
13-19-100-030; and  
13-19-109-001 through  
13-19-109-005

3857 N. Harlem  
Chicago, IL 60634

Property of Cook County Clerk's Office

96754779

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## AMENDED EXHIBIT B

### AVANTI POINT CONDOMINIUMS SCHEDULE OF THE PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS AFTER ALL UNITS ARE ADDED

#### 3857 N. HARLEM

<u>Unit Number</u>	<u>% INTEREST</u>	<u>PARKING</u>	<u>STORAGE</u>
101A	3.8169	101A	101A
102A	3.5364	102A	102A
103A	2.8304	103A	103A
104A	2.7369	104A	104A
105A	2.9239	105A	105A
106A	3.5945	106A	106A
201A	3.8040	201A	201A
202A	3.8040	202A	202A
203A	3.0174	203A	203A
204A	2.7369	204A	204A
205A	3.5461	205A	205A
206A	3.5945	206A	206A
301A	3.8040	301A	301A
302A	3.8040	302A	302A
303A	3.0174	303A	303A
304A	2.7369	304A	304A
305A	3.5461	305A	305A
306A	3.5945	306A	306A

#### 3907 N. HARLEM

101B	3.2334	101B	101B
102B	2.8401	102B	102B
103B	2.8401	103B	103B
104B	3.2334	104B	104B
201B	3.3559	201B	201B
202B	3.4494	202B	202B
203B	3.4494	203B	203B
204B	3.4494	204B	204B

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## AMENDED EXHIBIT B (CONT.)

301B	3.3559	301B	301B
302B	3.4494	302B	302B
303B	3.4494	303B	303B
304B	3.4494	304B	304B

Property of Cook County Clerk's Office

96754779

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GEODETIC CONSULTANT  
**PLAT OF SURVEY**

LOTS 27 THROUGH 30 BOTH INCLUSIVE IN BLOCK 10, PARK BOULEVARD ADDITION, A SUBDIVISION OF QUARTER 4 OF SECTION 19 (EXCEPT THE EAST 40 FEET LYING SOUTH OF THE ROAD IN THE SOUTH 1/2 OF SECTION 19) TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE 10TH MERIDIAN, COOK COUNTY, ILLINOIS.

(312) 784-3217

Property of Cook County Clerk's Office

**HARLEM AVENUE**

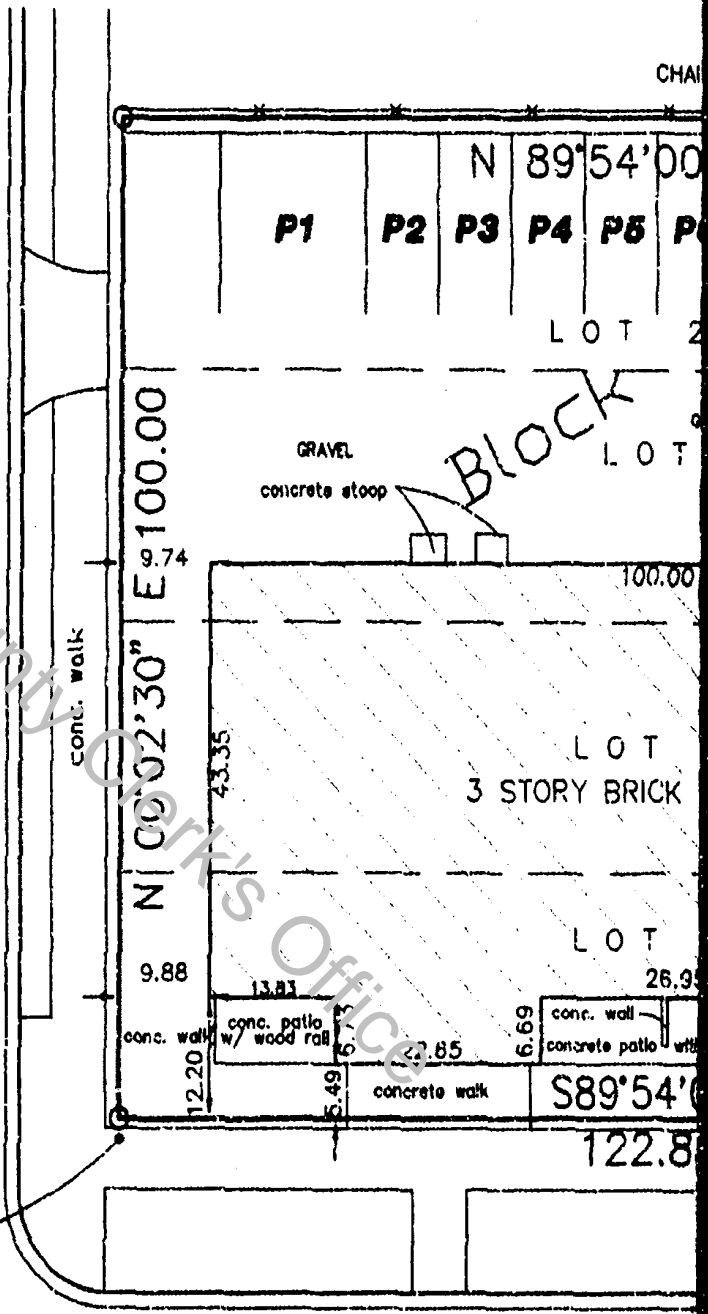


EXHIBIT A  
Sheet 1 of 4

ALL DISTANCES IN FEET AND DECIMAL PART THEREOF  
SCALE: 1/4" = 20 feet  
FILE NO. 83118-402  
ORDERED BY: Pontacville Builders  
PROPERTY ADDRESS: 3907 N. Harlem, Chicago, IL

SET CROSS IN CONCRETE 2.00' S.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
  
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.



**W. BYRON**

CONCRETE WALK

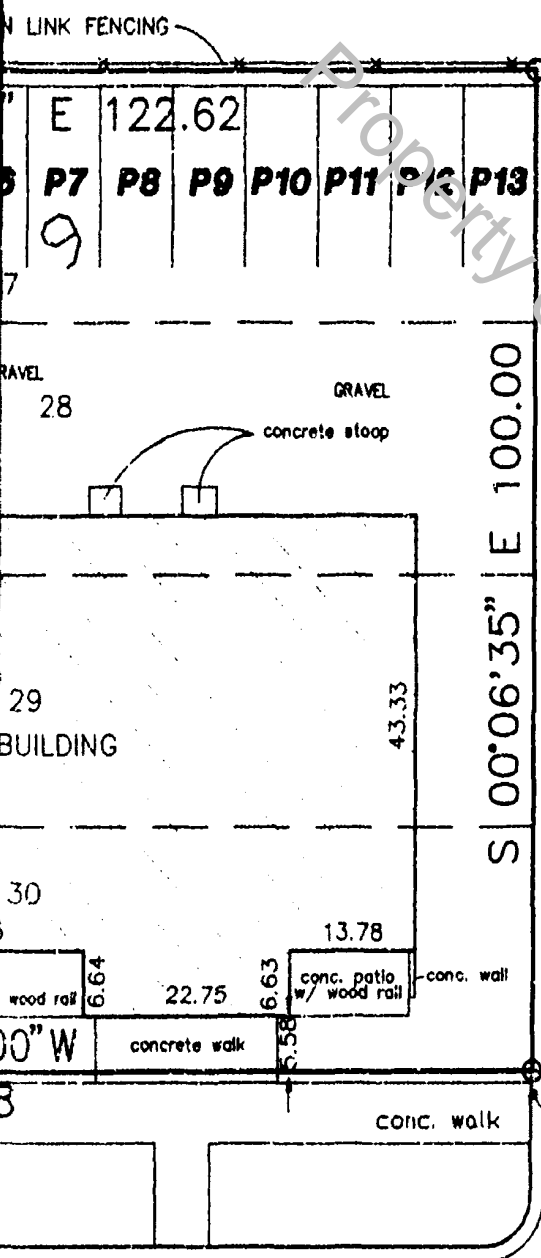
# UNOFFICIAL COPY

96754779

4353 W. LAWRENCE  
CHICAGO, IL 60630

CONSULTANTS, LTD.  
**SURVEY**

BLOCK 9 IN UTITZ AND HEIMANN'S IRVING  
OF THE NORTH HALF OF THE NORTHWEST  
(0.40 ACRES) AND PART OF THE WEST 1674  
NORTHWEST QUARTER OF SECTION 18,  
T34N R3E 3RD PRINCIPAL MERIDIAN, IN COOK



FOUND CROSS IN CONCRETE  
0.45' S. & 1.81' E.

AT TIME OF PLAT, PARKING LOT HAD NOT BEEN CONSTRUCTED

TYPICAL PARKING STALL 16.0 x 18.0  
FOR FOLLOWING SPACES:  
P1

TYPICAL PARKING STALL 8.0 x 18.0  
FOR FOLLOWING SPACES:  
P2 P8  
P3 P9  
P4 P10  
P5 P11  
P6 P12  
P7 P13

16' CONCRETE ALLEY

S 00°06'35" E 100.00'

**STREET**

STATE OF ILLINOIS  
COUNTY OF COOK S.S.

I HEREBY CERTIFY THAT I HAVE  
SURVEYED THE PREMISES ABOVE  
DESCRIBED AND THAT THE ANNEXED  
PLAT IS A TRUE REPRESENTATION OF  
THE SAID SURVEY.

CHICAGO, IL 10/11 A.D. 1996  
GEODETIC CONSULTANTS, LTD.

BY *Edward Peklay*  
ILLINOIS PROFESSIONAL LAND SURVEYOR



# UNOFFICIAL COPY

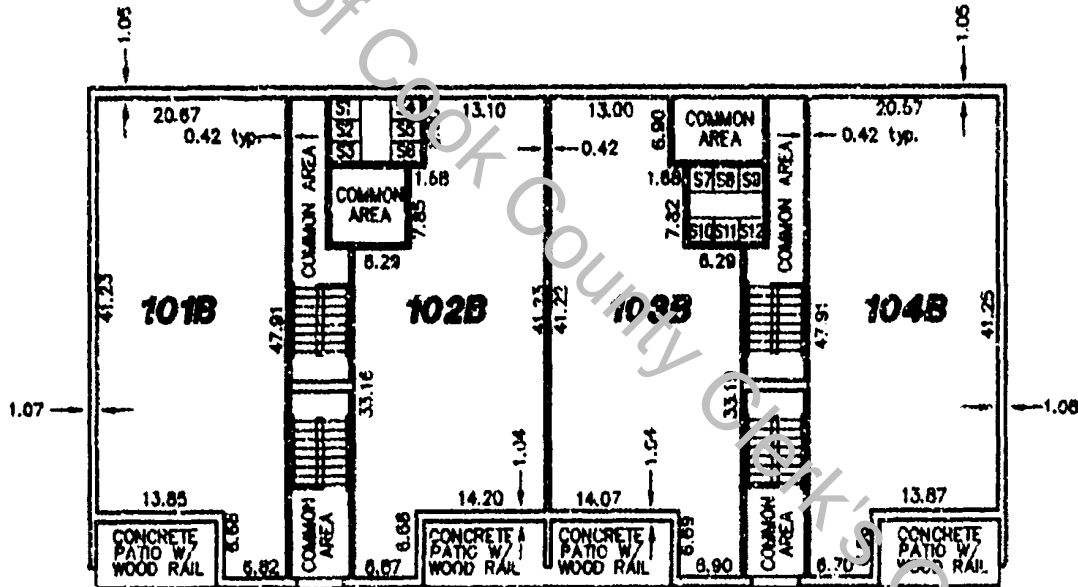
(312) 764-3217

## GEODETC CONSULTANTS, LTD. PLAT OF CONDOMINIUM

JAMES H. LAWRENCE  
CHICAGO, ILL. 60630

96754779

LOTS 27 THROUGH 30 BOTH INCLUSIVE IN BLOCK 9 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND PART OF THE WEST 1674 FEET LYING SOUTH OF THE ROAD IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



FIRST FLOOR  
FLOOR ELEV 62.95  
CEILING ELEV 71.20

- TYPICAL STORAGE UNIT 3.33 x 2.17  
FOR FOLLOWING UNITS:
- S1 STORAGE FOR UNIT 101B
  - S2 STORAGE FOR UNIT 201B
  - S3 STORAGE FOR UNIT 301B
  - S4 STORAGE FOR UNIT 102B
  - S5 STORAGE FOR UNIT 202B
  - S6 STORAGE FOR UNIT 302B

- TYPICAL STORAGE UNIT 2.77 x 2.55  
FOR FOLLOWING UNITS:
- S7 STORAGE FOR UNIT 103B
  - S8 STORAGE FOR UNIT 203B
  - S9 STORAGE FOR UNIT 303B
  - S10 STORAGE FOR UNIT 104B
  - S11 STORAGE FOR UNIT 204B
  - S12 STORAGE FOR UNIT 304B

PATIOS AND BALCONIES ARE LIMITED COMMON ELEMENTS

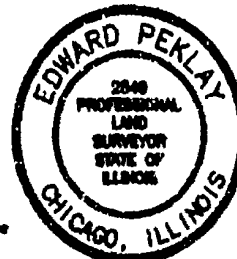


ALL DISTANCES IN FEET AND DECIMAL  
SCALE: 1/8" = 1'-0"  
FILE NO. 82118-402  
ORDERED BY: Peckered Builders  
PROPERTY ADDRESS: 3907 N. Harten,  
Chicago, IL

EXHIBIT A

Sheet 2 of 4

Compare your description and  
also markings with this plat and  
AT ONCE report any discrepancies  
which you may find.



STATE OF ILLINOIS  
COUNTY OF COOK      S.S.

I HEREBY CERTIFY THAT I HAVE  
SURVEYED THE PREMISES ABOVE  
DESCRIBED AND THAT THE ANNEXED  
PLAT IS A TRUE REPRESENTATION OF  
THE SAID SURVEY.

CHICAGO, ILL. 9/30 A.D. 1996  
GEODETC CONSULTANTS, LTD.

BY Edward Peckley  
ILLINOIS PROFESSIONAL LAND SURVEYOR

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

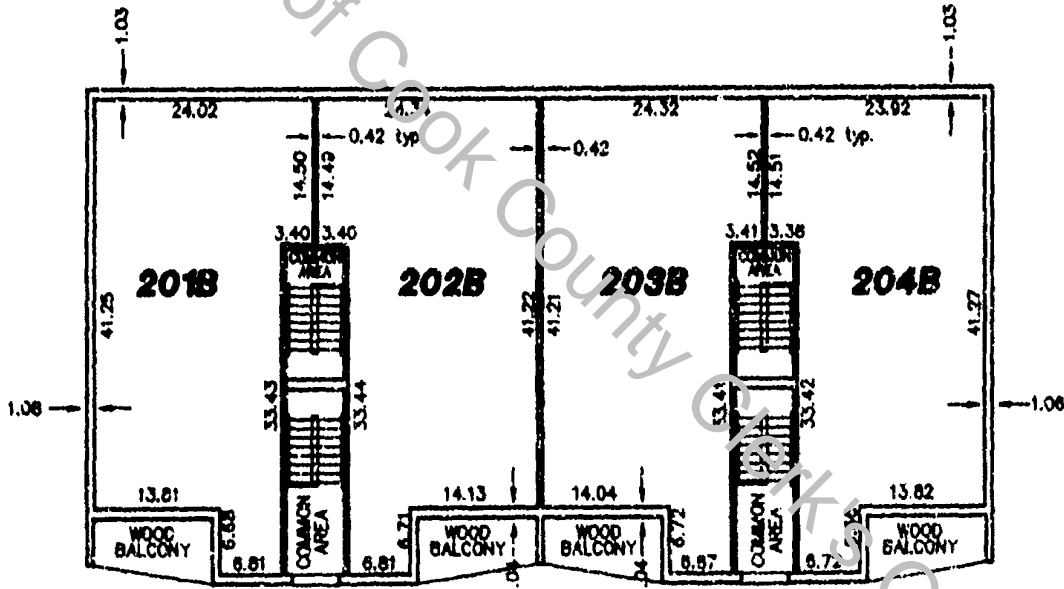
012 784-3817

## GEODETIC CONSULTANTS, LTD. PLAT OF CONDOMINIUM

4383 N. LAWRENCE  
CHICAGO, ILL. 60630

96754779

LOTS 27 THROUGH 30 BOTH INCLUSIVE IN BLOCK 9 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND PART OF THE WEST 1674 FEET LYING SOUTH OF THE ROAD IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SECOND FLOOR  
FLOOR ELEV 72.04  
CEILING ELEV 80.34

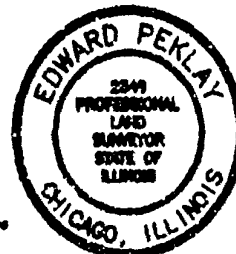


ALL DISTANCE IN FEET AND DECIMAL  
SCALE: 1/8" = 1'-0"  
FILE NO. 96112-102  
ORDERED BY: Franklin Builders  
PROPERTY ADDRESS: 3907 N. Harlem  
Chicago, Ill.

EXHIBIT A

Sheet 2 of 4

Compare your description and  
site markings with this plat and  
AT ONCE report any discrepancies  
which you may find.



STATE OF ILLINOIS  
COUNTY OF COOK

S.S.

I HEREBY CERTIFY THAT I HAVE  
SURVEYED THE PREMISES ABOVE  
DESCRIBED AND THAT THE ANNEXED  
PLAT IS A TRUE REPRESENTATION OF  
THE SAID SURVEY.

CHICAGO, ILL. 9/30 A.D. 1996  
GEODETIC CONSULTANTS, LTD.

BY Edward Peklay  
ILLINOIS PROFESSIONAL LAND SURVEYOR

UNOFFICIAL COPY

Property of Cook County Clerk's Office

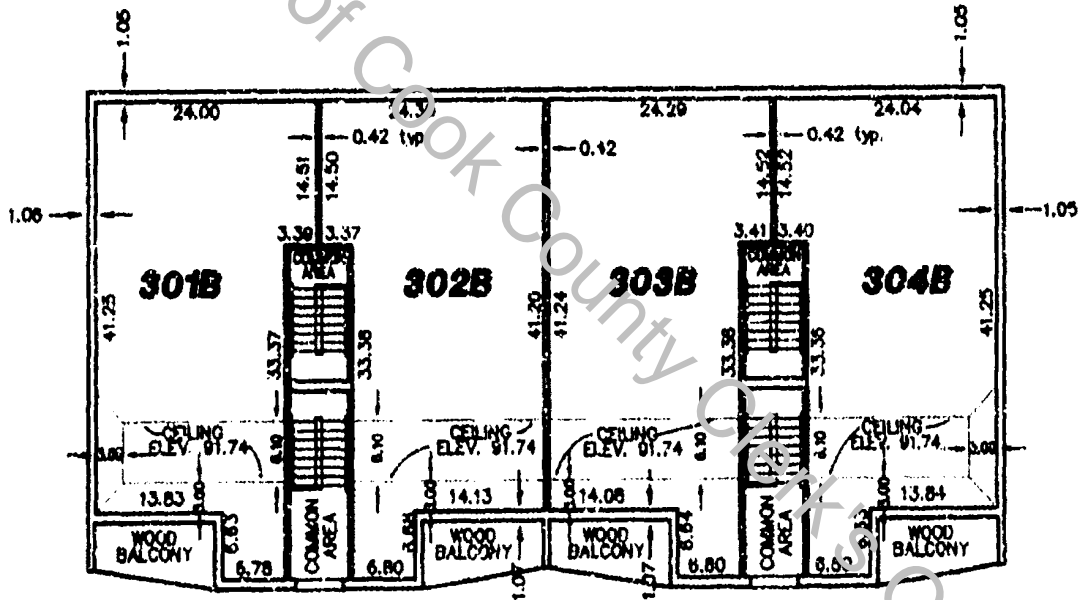
# UNOFFICIAL COPY

## GEODETIC CONSULTANTS, LTD. PLAT OF CONDOMINIUM

96754779

4433 N. LAWRENCE  
CHICAGO, ILL. 60630

LOTS 27 THROUGH 30 BOTH INCLUSIVE IN BLOCK 9 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND PART OF THE WEST 1674 FEET LYING SOUTH OF THE ROAD IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



THIRD FLOOR  
FLOOR ELEV 81.14  
CEILING ELEV 89.29  
EXCEPT WHERE NOTED



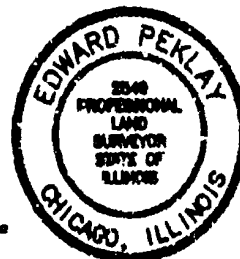
ALL DISTANCE IN FEET AND DECIMAL  
SCALE: 1/8" = 1'-0"  
FILE NO. 83118-402  
ORDERED BY: Continental Builders

PROPERTY ADDRESS: 3907 N. Harten,  
Chicago, Ill.

EXHIBIT A

Sheet 2 of 4

Compare your description and  
site markings with this plat and  
AT ONCE report any discrepancies  
which you may find.



STATE OF ILLINOIS  
COUNTY OF COOK S.S.

I HEREBY CERTIFY THAT I HAVE  
SURVEYED THE PREMISES ABOVE  
DESCRIBED AND THAT THE ANNEXED  
PLAT IS A TRUE REPRESENTATION OF  
THE SAID SURVEY.

CHICAGO, ILL. 9/30 A.D. 1996  
GEODETIC CONSULTANTS, LTD.

*Edward Peklay*  
ILLINOIS PROFESSIONAL LAND SURVEYOR

UNOFFICIAL COPY

Property of Cook County Clerk's Office