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**PLAT WITH THIS DOCUMENT**

## THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HALE PARK PLACE CONDOMINIUMS

This document prepared by:

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DEPT-01 RECORDING 483.00  
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COOK COUNTY RECORDER

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11/11/2020

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## THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HALE PARK PLACE CONDOMINIUMS

### SPECIAL AMENDMENT ADD-ON CONDOMINIUM HALE PARK PLACE BUILDING B

This Third Amendment to Declaration of party wall rights, covenants, conditions, easements and restrictions for Hale Park Place Condominium and Declaration of By Laws For Hale Park Place Condominium Association, made and entered into this 20 day of November, 1996, by Sharko's West Inc., a corporation of Illinois, as Declarant and as agent for all unit owners and each holder of mortgage or trust deed or lien affecting any Unit and each person having any other interest in the property under irrevocable power of attorney in Article XII of the Declaration of Condominium recorded as Document No. 95871251.

WHEREAS, by the Declaration of Party all Rights, Covenants, Conditions, Easements and Restrictions for HALE PARK PLACE CONDOMINIUMS ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 95871251, Sharko's West Inc. and not individually, submitted certain real estate (the "Property") to the provisions of the Condominium Property Act ("Act"); and

WHEREAS, BY ARTICLE XII of the Declaration the right is reserved in the Developer, HALE PARK PLACE CONDOMINIUMS to annex and add certain real property to the Property described in the Declaration and thereby add to the condominiums; and

WHEREAS, Sharko's West Inc. is the legal title holder of the Property to be annexed and Hale Park Place Condominiums is the Developer and wishes to so annex and add to said property and thereby submit to the declaration as a part of the Townhouses the following real property (the "Additional Property"):

LOTS 6 THROUGH 10 IN BLOCK 16 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHWEST ¼ IN SECTIN 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6313 - 19 West 63<sup>rd</sup> Street, Chicago, Illinois 60638

PIN: 19-20-100-013-0000, 19-20-100-014-0000, 19-20-100-015-0000,  
19-20-100-016-0000 & 19-20-100-017-0000

which property is described in Exhibit "B" to the said Declaration as Additional Property; and

WHEREAS, the Additional Property is now improved with one (1) building, containing twelve (12) units making a total of twelve (12) additional units, as defined in the Declaration.

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NOW, THEREFORE, Sharko's West Inc., as the legal title holder of the Additional Property and Hale Park Place Condominiums, hereby declares that the Declaration be and hereby is amended as follows:

1. The Additional Property is hereby annexed to the Parcel and Property as defined in the Declaration and Declarant hereby declares that the additional property shall be held, sold and conveyed subject to the party wall rights, covenant, conditions, easements and restrictions contained in the Declaration all of which shall run with the land and be binding on all parties having or acquiring any right, title or interest therein or any part thereof, and shall inure to the benefit of each Owner thereof.
2. Exhibit A, the Plat of Survey, attached to the Declaration showing the boundaries of the Property and delineating and describing the Units contained therein, is hereby amended and supplemented by the addition of five (5) pages attached hereto as Exhibit A showing the boundaries of the annexed Property and describing the additional Units contained in said annexed Property.
3. Exhibit B, percentage of common elements, is hereby amended by substituting Exhibit B 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.
4. Exhibit C of the Declaration is hereby amended by substituting therefor Exhibit C 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 hereto fore conveyed, all as set forth in the Declaration.
6. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the said Sharko's West Inc. and Hale Park Place Condominiums have caused this instrument to be signed and sealed by its duly authorized officers on its behalf, and the Trustee, attorney-in-fact as aforesaid, has set its hand and seal all done in Chicago, Illinois, on this 20th day of November, 1996.

SHARKO'S WEST, INC.

BY: Donald Sharko  
Donald Sharko, President

ATTEST:

BY: Stephen Sharko  
Stephen Sharko  
Secretary

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## DEVELOPER

HALE PARK CONSTRUCTION COMPANY

BY: Donald Sharko  
Donald Sharko, President

ATTEST:

BY: Donald Sharko  
Donald Sharko, Secretary

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 Donald Sharko, of Hale Park Construction Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and Secretary appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his 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 20 day of November, 1996.

James J. Kash  
NOTARY PUBLIC

////////////////////////////////////  
"OFFICIAL SEAL"  
James J. Kash  
Notary Public, State of Illinois  
My Commission Expires 08/02/99  
////////////////////////////////////

Mail to:  
This document prepared by:  
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## EXHIBIT B

UNITS	Parking Garage	Percent
6331-1A	No Garage	4.01060
6325-1D	G-A11	4.17780
6331-2A	G-A1	4.21120
6325-2D	G-A9	4.21120
6331-3A	G-A2	4.24470
6325-3D	G-A10	4.24470
6331-1B	G-A3	4.07740
6325-1C	G-A6	4.07740
6331-2B	G-A4	4.17780
6325-2C	G-A7	4.17780
6331-3B	G-A5	4.24480
6325-3C	G-A8	4.24480
6319-1A	G-B1	4.17790
6313-1D	G-B11	4.17790
6319-2A	G-B2	4.21120
6313-2D	G-B9	4.21120
6319-3A	G-B4	4.21120
6313-3D	G-B10	4.21120
6319-1B	No Garage	3.91020
6313-1C	G-B6	4.07740
6319-2B	G-B3	4.17790
6313-2C	G-B7	4.17790
6319-3B	G-B5	4.17790
6313-3C	G-B8	4.17790
TOTAL PERCENTAGE		100.00000%

The Percentage of ownership interest in the Common Elements for each Unit includes .1672% attributable to each Parking Garage allocated to each Unit. Thus, for example, the total percentage of ownership interest in the Common Elements for Unit 6319-1A (4.17790%) is allocated as follows:

Unit 6319-1A	4.01060%
G-A3	.16720%
TOTAL	4.17790%

There is no Parking Garage G-A12 and G-B12.

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## EXHIBIT C

Unit 6331-1A to 3A, 6331-1B to 3B, 6325 1C to 3C, 6325-1D to 3D, in HALE PARK PLACE CONDOMINIUMS, as delineated on Plat of Survey of the following described parcel of real estate: Lots 11 through 15, both inclusive, in Block 16 in Frederick H. Bartlett's Chicago Highlands Subdivision in the Northwest 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit A to Declaration of Condominium made by Sharko's West, Inc., and recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 95871251.

Unit 6319-1A to 3A, 6319-1B to 3B, 6313-1C to 3C, 6313-1D to 3D in HALE PARK PLACE CONDOMINIUMS BUILDING B, as delineated on Plat of Survey of the following described parcel of real estate: Lots 5 through 10, both inclusive, in Block 16 in Frederick H. Bartlett's Chicago Highlands Subdivision in the Northwest 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit A to Third Amendment Declaration of Condominium for Hale Park Place Condominiums made by Sharko's West, Inc., and recorded in the Office of the Recorder of Cook County, Illinois, as Document Number \_\_\_\_\_.

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