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PLAT

Property of Cook County Clerk's Office

11-25-96

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This Instrument Prepared By
and Return After Recording To:

Mary B. Koberstein
Sachnoff & Weaver, Ltd.
30 South Wacker Drive
Suite 2900
Chicago, Illinois 60606

PLAT WITH THIS DOCUMENT

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF PRAIRIE PLACE CONDOMINIUM

.R DEPT-01 RECORDING 691.00
T00004 TRAN 0488 11/25/96 13:32:00
04724 \$ LF *-96-895524
COOK COUNTY RECORDER

.R DEPT-01 RECORDING 691.00
T00004 TRAN 0488 11/25/96 13:33:00
04724 \$ LF *-96-895524
COOK COUNTY RECORDER

This First Amendment to Declaration of Condominium of Prairie Place Condominium ("First Amendment") is made and entered into as of November 20, 1996 by Prairie Place Limited Partnership, an Illinois limited partnership ("Owner").

WHEREAS, Owner made and entered into the Declaration of Condominium of Prairie Place Condominium, dated April 19, 1996, which Declaration was recorded with the Recorder of Deeds for Cook County, Illinois, on April 29, 1996 as Document No. 96318235 (the "Declaration"); and

WHEREAS, an amendment to Page 2 of the Plat of Survey of Prairie Place Condominium was recorded with the Recorder of Deeds for Cook County, Illinois on April 29, 1996 as Document No. 96385673 (the "Survey Amendment"); and

WHEREAS, Owner is the owner in fee simple of the Additional Parcel (as defined in the Declaration); and

WHEREAS, the Owner wishes to annex and add a portion of the Additional Parcel to the Parcel (as defined in the Declaration) and the Property (as defined in the Declaration) pursuant to the terms of Paragraph 27 of the Declaration.

NOW, Therefore, the Declaration as amended by the Survey Amendment is hereby amended as follows:

F	91	A
P		
T	91	
11	5	m

P.I.N.: 17-22-110-012

RECORDING FEE \$ 91
DATE 11-25-96 COPIES 6

202244/0022/37693/Version #: 1

96385673

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1. The Declaration is hereby amended to submit a portion of the Additional Parcel, as legally described in Schedule A attached hereto, to the provisions of the Illinois Condominium Property Act and to the terms and provisions of the Declaration.

2. Paragraph 2 of the Declaration is hereby amended to revise the legal description therein to read as set forth in Schedule B attached hereto.

3. Exhibit A attached to the Declaration is hereby deleted and Exhibit A attached hereto is hereby substituted therefor.

4. Exhibit B attached to the Declaration is hereby deleted and Exhibit B attached hereto is hereby substituted therefor.

5. Exhibit D attached to the Declaration is hereby deleted and Exhibit D attached hereto is hereby substituted therefor.

6. Exhibit E attached to the Declaration is hereby amended by adding pages 3, 4 and 5 attached hereto and substituting the attached amended page 1 for the original page 1 which was recorded with the Declaration on April 29, 1996.

7. Except as expressly amended hereby, the Declaration shall remain in full force and effect in accordance with its terms. This First Amendment shall be effective from and after the recording thereof with the Recorder of Deeds of Cook County, Illinois.


IN WITNESS WHEREOF, the Owner has caused this instrument to be duly executed on the day and year first above written.

PRAIRIE PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

By: MCL Ventures, Inc., an Illinois corporation and its sole general partner

By: 
Its: President

ATTEST:


Its: Secretary

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Eve Safarik, a Notary Public in and for said County and State, do hereby certify that Daniel E. McLean and Marilyn Waish, President and Secretary, respectively, of MCL Ventures, Inc., an Illinois corporation and general partner of Prairie Place Limited Partnership, an Illinois limited partnership, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, 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 20th day of November, 1996.

Eve Safarik
Notary Public



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CONSENT OF MORTGAGEE

Cole Taylor Bank, holder of a note secured by a mortgage on the Property dated December 16, 1994 and recorded with the Recorder of Deeds of Cook County, Illinois, on January 26, 1995 as Document Number 95059861 as amended by the First Amendment to Mortgage and Security Agreement and Assignment of Rents and Leases, dated December 19, 1995, recorded with the Recorder of Deeds of Cook County, Illinois on December 28, 1995 as Document No. 95904323 hereby consents to the execution of and recording of the above and foregoing First Amendment, and hereby subordinates said mortgage to the provisions of the foregoing First Amendment and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Bank has caused this instrument to be signed by its duly authorized officers on its behalf on this 22nd day of NOVEMBER, 1996.

By: [Signature]
Its: VICE PRESIDENT

ATTEST:

[Signature]
It: Real Estate Bank Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JANICE L. COATES, a Notary Public in and for said County and State, do hereby certify that KARL MERSHBERGER and KIMBERLY BEARSON the VICE PRESIDENT and R.E. BANKING OFFICER, respectively, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT and R.E. BANKING OFFICER 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 Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22nd day of NOVEMBER 1996.



[Signature]
Notary Public

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SCHEDULE A

ADDITIONAL PARCEL

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

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SCHEDULE B

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECOND EAST ALONG SAID EAST LINE 68.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

Units D-36, D-37, F-38, E-39, E-40, E-41, HH-42, HH-43 AA-8, AA-9, A-10, A-11, A-12, A-13, A-14, A-15 and C-16 in Prairie Place Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECOND EAST ALONG SAID EAST LINE 68.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit E to the Declaration of Condominium recorded April 29, 1996 in the office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office"), as Document No. 96318235, as amended by the Plat of Survey recorded in the Recorder's Office on April 29, 1996 as Document No. 96385673 and amended by its First Amendment recorded in the Recorder's Office on _____, 1996 as Document No. _____"

address: prairie Ave + East 14th St,
Chicago, IL

RECORDER OF DEEDS

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EXHIBIT B

OWNERSHIP INTEREST IN THE COMMON ELEMENTS

UNITS

D-36	5.29%
D-37	5.44%
F-38	3.69%
E-39	3.84%
E-40	3.69%
E-41	3.89%
HH-42	4.57%
HH-43	4.72%
✓ AA-8	7.56%
✓ AA-9	7.41%
✓ A-10	6.96%
✓ A-11	6.96%
✓ A-12	6.80%
✓ A-13	6.80%
✓ A-14	6.80%
✓ A-15	6.80%
○ C-16	8.74%
TOTAL	100.00%

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EXHIBIT D

ADDITIONAL PROPERTY

LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECOND EAST ALONG SAID EAST LINE 68.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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EXHIBIT E

PLAT OF SURVEY OF PRAIRIE PLACE CONDOMINIUM

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