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11-25-96

SEE PLAT BOOKS

This Instrument Prepared By and Return After Recording To:

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



FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF PRAIRIE PLACE CONDOMINIUM

. T40004 TRAN 0488 11/25/76 13:33:00 . 44724 1 F #-96-89552

COOK COUNTY RECORDER

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, 1990 as Document No. 96318235 (the "Declaration"); and

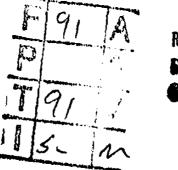
WHEREAS, an amendment to Page 2 of the Plat of Survey of Prairie Place Condominium was recorded with the Recorder of Deeds for Cook County, Illinois on April 29, 1996 as Document No. 96385673 (the "Survey Amendment"); and

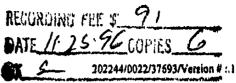
WHEREAS, Owner is the owner in fee simple of the Additional Parcei (as defined in the Declaration); and

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:

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





36895524

- 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

Its: President

ATTEST:

its: Accustory

* ONDER CONTRACT

STATE OF ILLINOIS)	
COUNTY OF COOK)	
respectively, of MCL Ventur Limited Partnership, an Illino whose names are subscribed before me this day in personal instrument as their free and venture the uses and purposes therein	res, Inc., an Illinois corporation is limited partnership, personate to the foregoing instrument as on and acknowledged that the coluntary act, and as the free an set forth.	otary Public in and for said County and rilyn Walsh, President and Secretary, on and general partner of Prairie Place lly known to me to be the same persons such President and Secretary, appeared say signed, sealed and delivered said d voluntary act of said Corporation, for day of November, 1996.
OFF DIV (midd) In y Da		Cur Autouth
	Notary Public	The Hazaren
	Trouby I don't	
	Notary Public	"OFFICIAL SEAL" EVE SAFARIK Notary Public, State of Illinois by Commission Expires August 30, 1998
		OFF.

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 ciniers on its behalf on this 2200 day of November 1996.

duly authorized cincers on its behalf on this 2000 day of November, 1996.
C/X
Day Andrews
Its: YILE PREGIDENT
ATTEST:
Kuba i Bana 94
10 Rect Esta to Rection afflice
46.
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)
1, TANICE L. COATES, a Notary Public in and for said County and
State, do hereby certify that KARL HERSHBERGER and
KIMBERLY GEARSON, the VICE PRESIDENT and
B.E. BANKING DEFICER, 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 ORESIDENT and R.E. BANKING UFFICER appeared before me this day in reason 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 Dave day of November 1996.

OFFICIAL SEAL
JANICE L COATES

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 05.17/97 Notary Public

Page Pales.

SCHEDULE A

ADDITIONAL PARCEL

LOT I IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE NUMB.

COOK COUNTY CLERK'S OFFICE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.



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, ILI INOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOV NHOMES 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 CCOK COUNTY, ILLINOIS.

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 <u>Exhibit E</u> 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 his First Amendment recorded in the Recorder's Office on . 1996 as Document No.

address: prance ane + East 14451,

EXHIBIT B

OWNERSHIP INTEREST		
IN THE COMMON		
ELEMENTS		

	IN THE COMMON
<u>UNITS</u>	ELEMENTS
D-36 D-37 F-38 E-39 E-40 E-41 HH-42 PH-43 VAA-8 VAA-9 VA-10 VA-11 VA-12	5.29% 5.44% 3.69% 3.84% 3.89% 4.57% 4.72% 7.56% 7.41% 6.96% 6.96%
√A-12 √A-13	6.80% 6.80%
[₽] A-14	6.80%
√A-15	6.80%
υ C-16	8.73%
TOTAL	100.00%
	100.00%

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 ONG 1.
STANCE O.
AST 102.21 FEE1,
EET; THENCE NORTI..
THE EAST LINE OF LOT 1 ..
SECOND EAST ALONG SAID L..
COOK COUNTY, ILLINOIS 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

EXHIBIT E

PLAT OF SURVEY OF PRAIRIE PLACE CONDOMINIUM