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PLAT

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02-12-96

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SECOND AMENDMENT TO
DECLARATION OF
CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS,
COVENANTS AND BY-
LAWS
TO THE
CHINA CLUB LOFTS
CONDOMINIUM
ASSOCIATION

DEPT-01 RECORDING \$103.00
T#0004 TRAN 0987 12/12/96 11:31:00
#5547 ÷ LF *-96-939502
COOK COUNTY RECORDER

PLAT WITH THIS DOCUMENT

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MTC 2007684

This Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the China Club Lofts Condominium Association dated August 16, 1996 and recorded with the Recorder of Deeds, Cook County, Illinois, on August 16, 1996 as Document No. 96629804, (said Declaration and any amendments thereto are hereinafter referred to as the "Declaration") is executed by American National Bank and Trust Company of Chicago, as Trustee, and not personally under a Trust Agreement dated August 14, 1995 and known as Trust Number 120686-07 (hereinafter referred to as "Declarant") as directed by the 311 North Des Plaines L.L.C., an Illinois limited liability company (the "Developer").

THIS INSTRUMENT PREPARED BY:	PROPERTY ADDRESS:
Susan Ghelerter Fuchs & Roselli, Ltd. Six West Hubbard Street, Suite 800 Chicago, Illinois 60610 (312) 245-0030	301-317 North Des Plaines and 616-630 West Fulton Chicago, Illinois 60606 P.I.N. 17-09-309-001

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RECORDING FEE \$ 103.⁰⁰
DATE 12-13-96 COPIES 6
OK FM

November 18, 1996

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WITNESSETH:

WHEREAS, the real estate described Exhibit A attached hereto and on Exhibit A of the Declaration and as the legal description rider attached hereto, located in the City of Chicago, County of Cook and State of Illinois (the "Parcel") has been submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration; and

WHEREAS, the Declarant and the Developer, pursuant to Article XV, desire to record a special amendment (the "Special Amendment") to the Declaration to reflect "Projected Units" as depicted or actual Units contained in Exhibit B of the Declaration and to correct certain Survey errors contained in the Plat of Survey attached to the First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws to the China Club Lofts Condominium Association dated October 7, 1996 and recorded October 10, 1996 as Document Number 96775003 (the "First Amendment"); and

WHEREAS, under Section 15.13 of the Declaration, a power coupled with an interest is granted to the Developer and/or Declarant to make or consent to a Special Amendment as attorney-in-fact to reflect "Projected" Units as actual Units in the Declaration or any Exhibit thereto.

WHEREAS, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to: (i) correct the Plat of Survey (the "Plat") attached to the Declaration as Exhibit B, to correct the depiction of Units 501, 503, 504, 507 through 519 and 601 through 619 from "Projected" to depicted Units 501, 503, 504, 507 through 519 and 601 through 619; to correct the depiction of the Limited Common Element Storage Rooms S-501 through S-519 and S-601 through S-619 from "Projected" to depicted or actual Limited Common Element Storage Rooms S-501 through S-519 and S-601 through 619; and (ii) to correct the Plat of Survey attached to the First Amendment to eliminate LPU 56 and to correct the designation of the Limited Common Element Storage Rooms from L.C.E. Units 201 through 219, Units 301 through 319, and Units 401 through 419, to the correct designation as L.C.E. S-201 through S-219, S-301 through S-319, S-401 through S-419.

NOW, THEREFORE, Declarant hereby declares that the Plat is corrected as follows:

1. Exhibit B to the Declaration, "Plat of Survey", is hereby amended by the attached Plat of Survey to properly depict Units 501, 503, 504, 507 through 519 and 601 through 619 from "Projected" to depicted or actual Units 501, 503, 504, 507 through 519 and 601 through 619 (as defined in the Declaration); to correct the depiction of the Limited Common Element Storage Rooms S-501 through S-519 and S-601 through S-619 from "Projected" to depicted or actual Limited Common Element Storage Rooms S-501 through S-519 and S-601 through 619 (as defined in the Declaration) in accordance with the fifth floor and sixth floor pages of the Plat of Survey attached hereto .

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2. Exhibit B to the First Amendment, "Plat of Survey", is hereby amended by the attached Plat of Survey to correct the Plat of Survey attached to the First Amendment to eliminate LPU 56, and to correct the designation of the Limited Common Element Storage Rooms from L.C.E. Units 201 through 219, Units 301 through 319, and Units 401 through 419, to the correct designation as L.C.E. S-201 through S 219, S-301 through S-319, and S-401 through S-419 in accordance with the ground floor (lower level), second floor, third floor and fourth floor pages of the Plat of Survey attached hereto.

3. Except as herein specifically amended, the Declaration and the First Amendment are ratified and confirmed. In the event of any inconsistency between this Special Amendment and the Declaration and/or the First Amendment, this Special Amendment shall control.

Trustee Exculpation. This Special Amendment is executed by American National Bank and Trust Company of Chicago ("American"), as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Special Amendment that American, as Trustee as aforesaid, and not personally has joined in the execution of this Special Amendment for the sole purpose of subjecting the title holding interest and the trust estate under said Trust Number 120686-07 to the terms of this Special Amendment; that any and all obligations, duties, covenants, indemnities and agreements of every nature herein set forth by American, as Trustee as aforesaid, to be kept or performed, are intended to be kept, performed, and discharged by the beneficiaries under said Trust Number 120686-07 or their successors, and not by American personally; and further, that no duty shall rest upon American either personally or as such Trustee to sequester trust assets, rentals, avail, 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 Special Amendment except where said Trustee is acting pursuant to direction as provided by the terms of said Trust Number 120686-07 after the Trustee has been supplied with funds required for the purpose. In the event of conflict between the terms of this paragraph and of the remainder of this Special Amendment on any questions or apparent liability or obligation resting upon said Trustee, the exculpatory provision hereof shall be controlling.

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IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, as Trustee as aforesaid and not individually, has caused its Corporate Seal to be affixed hereto and has caused its name to be signed to these presents by its _____ and attested by its _____, this ____ day of November, 1996.

American National Bank AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated August 14, 1995 and known as Trust Number 120686-07

By: [Signature]
ITS: TRUST OFFICER

ATTEST:

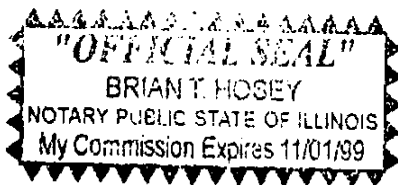
Attestation not required by American National Bank and Trust Company of Chicago By Laws

STATE OF ILLINOIS)
)
) ss
COUNTY OF COOK)

I, _____, a Notary Public in and for said County and State, do hereby certify that EILEEN F. NEARY, TRUST 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 10 day of ^{December} ~~November~~, 1996.

[Signature]
Notary Public



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2025-10-13

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CONSENT OF MORTGAGEE

LaSalle Bank, FSB, holder of a Mortgage on the Property dated March 27, 1996 and recorded as Document Number 96249243 hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium Ownership.

IN WITNESS WHEREOF, ELIZABETH A. GOOCH has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois on this 21st day of November, 1996.

LaSalle Bank, FSB

By: [Signature]

Its: U.S.

ATTEST:

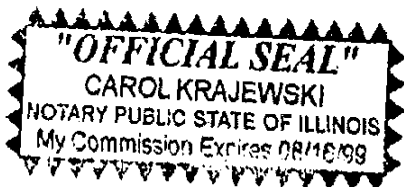
[Signature]
Its: A.V.P.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, CAROL KRAJEWSKI, a Notary Public in and for said County and State, do hereby certify that ELIZABETH A. GOOCH and JANICE M. MIKOL, 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 21 day of November, 1996.

[Signature]
Notary Public



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EXHIBIT A

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 11 IN THE ORIGINAL TOWN OF CHICAGO, SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 301-317 North Des Plaines and 616-630 West Fulton
Chicago, Illinois 60606

P.I.N. 17-09-309-001

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LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 11 IN THE ORIGINAL TOWN OF CHICAGO, SECTION, 9, TOWNSHIP 39 NORTH, RANGE 14 , EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 301-317 North Des Plaines and 616-630 West Fulton
Chicago, Illinois 60606

P.I.N. 17-09-309-001

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2025/01/20