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DEPT-01 RECORDING \$36.00
 T47777 TRAN 7579 02/23/96 11:24:00
 0305 \$ SK *-96-140577
 COOK COUNTY RECORDER

7001544 Cmc Dale

**FIRST AMENDMENT
 TO DECLARATION OF CONDOMINIUM OWNERSHIP
 AND OF
 EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR
 2428 N. SOUTHPORT CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION ("First Amendment") is made and entered as of the 14th day of February, 1996, by 2428 N. SOUTHPORT LIMITED PARTNERSHIP, an Illinois limited partnership (hereinafter referred to as the "Declarant");

WITNESSETH:

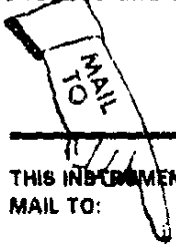
WHEREAS, Declarant has entered into that certain Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for 2428 N. Southport Condominium dated October 19, 1995 and recorded with the Recorder of Deeds for Cook County, Illinois on November 2, 1995 as Document Number 95751437 (the "Declaration") affecting the real estate legally described on attached Exhibit A;

WHEREAS, pursuant to the provisions of Article IV Section 4.09 of the Declaration, Parking Spaces, which are a limited common element, are allocated as set forth in Exhibit D to the Declaration;

WHEREAS, Declarant, pursuant to Section 15.13 of the Declaration, desires to correct the location of the specific Parking Space for Unit B and Unit C as currently delineated on the Plat of Survey attached to the Declaration as Exhibit B,

NOW, THEREFORE, Declarant declares that the Declaration be and hereby is amended as follows:

- PARKING SPACES.** Parking Spaces PS-B and PS-C shall be located as delineated on the revised and corrected Plat of Survey attached hereto as Exhibit B.



THIS INSTRUMENT PREPARED AND AFTER RECORDING
 MAIL TO:

Alan D. Lev, Esq.
 Rutenburg & Rutenburg
 325 W. Huron Street, Suite 808
 Chicago, IL 60610

F		A
P		P
T		V
I		

Property Address and PIN #:
 2428 N. Southport
 Chicago, IL 60614
 PIN #: 14-29-320-028

RECORDING FEE \$ 36.00
 DATE 2-23-96 COPIES 6
 [Signatures]

96140577

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2. PARKING SPACE LIMITED COMMON ELEMENTS. Section 4.09 is amended by adding the following new provision:

Notwithstanding anything to the contrary contained herein, Unit A and Unit D may be allowed to park two (2) cars stacked by a special auto lift in their respective parking spaces as permitted by applicable law.

3. EFFECT OF AMENDED DECLARATION. The Declaration, as amended hereby, remains in full force and effect.

4. EXCULPATION. No personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against Declarant, its agents or employees on account hereof or on account of any covenant, undertaking or agreement herein, either express or implied, all such personal liability, if any, being hereby expressly waived and released by every person now or hereafter claiming any right hereunder. Anything herein contained to the contrary notwithstanding, it is understood and agreed that Declarant shall have no obligation to see to the performance or non-performance of any of the covenants herein contained and shall not be personally liable for any action or non-action taken in violation of any of the covenants herein contained.

WITNESS, the due execution of this instrument by the Declarant as of the day and year first above written.

DECLARANT:

2428 N. SOUTHPORT LIMITED PARTNERSHIP,
an Illinois limited partnership

BY: Belgravia Group, Ltd., an Illinois corporation,
its general partner

BY: 
David W. Ruttenberg, President

961-20577

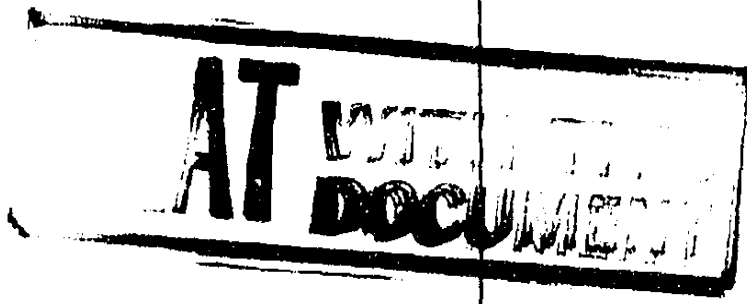
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9601644 Cmc Deed



DEPT-01 RECORDING \$36.00
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 AND OF
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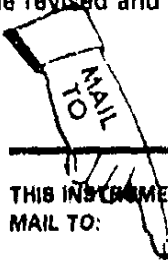
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 MAIL TO:

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Property Address and PIN #:
 2428 N. Southport
 Chicago, IL 60614
 PIN #: 14-28-320-028

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 [Signatures]

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its general partner

BY: 
David W. Ruttenberg, President

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EXHIBIT A

LEGAL DESCRIPTION

W.H. HUNTER SUB. OF LOTS 4106 of Assessor's Div (See "6")

THE SOUTH 5 FEET OF LOT 12 AND ALL OF LOT 13 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-29-320-028

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID W. RUTTENBERG, the President, of BELGRAVIA GROUP, LTD., an Illinois Corporation, the general partner of 2428 N. SOUTHPORT LIMITED PARTNERSHIP, an Illinois limited partnership, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Declarant, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14TH day of FEBRUARY, 1996.

Carole Grant

Notary Public



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