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#2480 BK *-96-189732
COOK COUNTY RECORDER

MT 20037 ⁹⁴ 4

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP FOR HENDERSON SQUARE CONDOMINIUM

96189732

PLAT WITH THIS DOCUMENT

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:
MICHAEL BROWN
2950 North Lincoln Avenue
Chicago, Illinois 60657

F	A
P	P
T	V
I	(M) JM

RECORDING FEE \$ 105.00
DATE 3/13/96 COPIES 6
BY JM

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5/20/2014

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SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR HENDERSON SQUARE CONDOMINIUM

This Amendment made and entered into this 11th day of March, 1996, by LAB-TOWNHOMES, L.L.C., a Delaware Limited Liability Company (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, by a Declaration of Condominium (hereinafter referred to as the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, as Document No. 95491093 on July 27, 1995, the Owner submitted certain real estate to the provisions of the Illinois Condominium Property Act (hereinafter referred to as the "Act"); and,

WHEREAS, the Declaration reserves to the Developer (as defined in the Declaration) the right to annex and add to the Parcel and Property (as defined in the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the additional property (as defined in the Declaration); and,

WHEREAS, the Declaration was amended pursuant to the First Amendment to Declaration of Condominium Ownership for Henderson Square Condominium recorded in the Office of the Recorder of Deeds of Cook County as document no. 95655602 on September 27, 1995 adding certain property to the Parcel and Property; and,

WHEREAS, the Owner at the direction of the Developer now desires to so annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration certain additional real estate ("Add-On Property") described in Exhibit "A-1" attached to the Declaration and referenced as Phase III therein.

NOW, THEREFORE, the Owner does hereby amend the Declaration as follows:

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1. The Add-On Property described in Exhibit "A" hereto is hereby annexed to the Parcel and Property as defined in the Declaration, and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with and to be governed in all respects to the terms and provisions of the Declaration.

2. This is the final phase of this Condominium development and there is no further Add-On Property.

3. Exhibit "D" of the Declaration, (sheet 1 through 10 of the plat) is hereby amended by adding to said sheet 1 through 10, sheet 1 of Exhibit "B" which is attached hereto and shall be hereafter considered as page 1A of said revised Exhibit "D" of the Declaration.

4. Exhibit "D" of the Declaration is further amended by adding thereto sheets 2 through 4 inclusive of Exhibit "B" attached hereto so that the total number of sheets in Exhibit "D" to the Declaration as amended is twenty-one (21) and consists of sheets 1 of Exhibit "B" to this Amendment to be hereafter known as sheet 1A, sheets 1 through 10 of Exhibit "D" recorded with the Declaration as Document Number 95491093, sheets 2 through 7 of Exhibit "D" recorded with the First Amendment to the Declaration as Document Number 95655602 and sheets 2 through 4 of Exhibit "B" attached to this Amendment to be hereafter known as sheets 17 through 19.

5. Exhibit "B" to the Declaration is hereby amended by substituting therefore the Exhibit "C" which is attached hereto. The percentage of the common elements appurtenant to each unit is hereby amended to the percentages set forth in Exhibit "C" attached hereto.

6. The additional common elements annexed by this instrument are hereby granted and conveyed to the grantees of all units, including the grantees of units heretofore conveyed, all as set forth in the Declaration as hereby amended.

7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the day and year first above written.

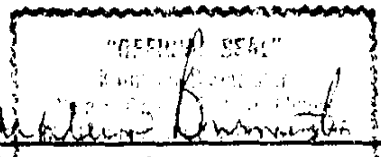
LAB-TOWNHOMES, L.L.C. a
Delaware Limited Liability Company

BY: 
Ronald B. Shipka, Manager

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County and State, do hereby certify that Ronald B. Shipka, Sr. a manager of LAB-TOWNHOMES, L.L.C., is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the same instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11th day of March, 1996.


Kathleen B. Bennett
Notary Public

My commission expires _____

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CONSENT OF MORTGAGEE

LaSalle Bank ^{WT}Lakewood of Chicago, holder of a note secured by a construction mortgage on the property dated December 19, 1994 and recorded with the Recorder of Deeds of Cook County, Illinois, on December 20, 1994 as document no. 04061017 hereby consents to the execution and recording of the within provisions of said Declaration under the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said LaSalle Bank ^{WT}Lakewood has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 7th day of March, 1996.

LaSalle Bank ^{WT}Lakewood ^{FIX/M} LaSalle Bank Lakewood
By: Kim S. Ouellet
Its: AJP

ATTEST:

Chris Angeli
A.C.P.

MAIL TO:
THIS INSTRUMENT PREPARED BY:

Michael Brown
Brown & Peters
2950 N. Lincoln
Chicago, Illinois 60657

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EXHIBIT "A"

Legal Description For Phase III Add On Property

PARCEL 4 (1542 WEST SCHOOL STREET)

THE SOUTH HALF OF LOTS 29 TO 34, BOTH INCLUSIVE, AND THE SOUTH HALF OF LOT 35, EXCEPT THE EAST 5.00 FEET THEREOF, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

ALL THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH UNDATED ALLEY IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION LYING EAST OF AND ADJACENT TO LOTS 19 THROUGH 28 IN SAID BLOCK 1, AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF LOT 29 IN SAID BLOCK 1, ALL IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

Sheet 1A and Sheets 2 through 4 to be known as Sheets 1A and
Sheets 17 through 19 of Exhibit "D" to the Declaration

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RESTATED PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS FOR PHASES I, II AND III

Unit	%
Phase I	
1523-A	1.2
1523-B	1.8
1523-C	1.8
1523-D	2.6
1523-E	2.1
1523-F	2.1
1523-G	2.1
1523-H	2.1
1523-I	2.6
1541-A	1.2
1541-B	1.8
1541-C	1.8
1541-D	2.1
1541-E	2.1
1541-F	2.1
1541-G	2.1
1541-H	2.6
1541-I	2.8
1541-J	2.8
1541-K	2.6
1541-L	2.1
1541-M	2.1
1541-N	2.1
1541-O	2.6
Phase II	
1522-A	1.2
1522-B	1.8
1522-C	1.8
1522-D	2.1
1522-E	2.1
1522-F	2.1
1522-G	2.1
1522-H	2.1
1522-I	2.8
1522-J	2.8
1522-K	2.6
1522-L	2.1
1522-M	2.1
1522-N	2.1
1522-O	2.6

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Henderson Final

Unit	%
Phase III	
1542-A	2.6
1542-B	2.1
1542-C	2.1
1542-D	2.1
1542-E	2.6
1542-F	1.2
1542-G	1.8
1542-H	1.8
TOTAL	100.0

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