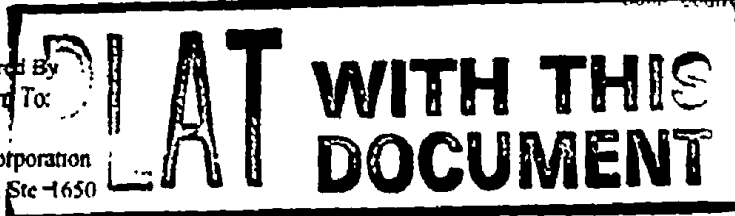


This instrument Prepared By  
Upon Recording Return To:  
Anne B Cotter  
Bejco Development Corporation  
980 N Michigan Ave, Ste 1650  
Chicago, IL 60611



SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM PROPERTY ACT OF  
THE TUXEDO PARK CONDOMINIUM

This Second Amendment to Declaration of Condominium of The Tuxedo Park Condominium ("Second Amendment") is made and entered into as of September 25, 1997 by The Huron Orleans Limited Partnership, an Illinois limited partnership ("Owner").

WHEREAS, Owner made and entered into the Declaration of Condominium of The Tuxedo Park Condominium, dated June 23, 1997, which Declaration was recorded with the Recorder of Deeds for Cook County, Illinois, on June 27, 1997 as Document No. 97465251 (the "Declaration"); and the First Amendment to Declaration of Condominium The Tuxedo Park Condominium ("First Amendment") dated August 14, 1997, which First Amendment was recorded with the Recorder of Deeds of Cook County, Illinois on August 18, 1997 as Document No. 97602218;

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.

WHEREAS, the Owner wishes to modify page 1 of Exhibit E to the Declaration.

NOW, Therefore, the Declaration as amended by the Declaration of Correction is hereby further amended as follow:

- 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 provision of the Declaration.

[Signature]

PIN# 17-09-207-001  
17-09-121-001

[Signature]

RECORDING FEE \$ 75.00  
DATE 9/26/97 COPIES 6  
OK [Signature]

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2. Paragraph 2 of the Declaration is hereby amended to revise the legal description therein to read as follows. Units 7-C, 8-D, 15-A, 16-B, 17-A, 18-B, 19-C, 20-D, P-7, P-8, P-9, in the Tuxedo Park Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

That part of Lots 1 to 16, both inclusive, in Block 15 in Butler Wright & Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows; beginning at a point on the North line of said Lots 96.48 feet West of the Northeast corner of Lot 1; Thence South  $89^{\circ}53'29''$  West along said North line 42.0 feet; Thence South  $00^{\circ}06'31''$  East at right angles thereto 74.95 feet; Thence North  $89^{\circ}53'29''$  East at right angles thereto 42.0 feet; Thence North  $00^{\circ}06'31''$  West 74.95 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 1 to 16, both inclusive and vacated alley lying South of Lots 1 to 8 and North of Lots 9 to 16 in Block 14 in Butler Wright & Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1; Thence South  $00^{\circ}19'31''$  East along the East line thereof 84.04 feet; Thence South  $89^{\circ}40'29''$  West 106.09 feet to the point of beginning; Thence South  $00^{\circ}00'00''$  East 17.00 feet; Thence South  $90^{\circ}00'00''$  West 24.0 feet; Thence North  $00^{\circ}00'00''$  East 17.50 feet; Thence North  $90^{\circ}00'00''$  East 24.0 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 1 to 4, both inclusive, in Block 8, in Higgins, Law and Company's Addition to Chicago, a subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the North Line of Lot 2 aforesaid 63.64 Feet East of the Northwest corner of Lot 4; Thence North  $89^{\circ}53'29''$  East along the North Line of Lots 1 and 2 aforesaid 20.0 Feet; Thence South  $00^{\circ}06'31''$  East at right angles thereto 74.95 Feet; Thence South  $89^{\circ}53'29''$  West 20.0 Feet; Thence North  $00^{\circ}06'31''$  West 74.95 Feet to the point of beginning, in Cook County, Illinois.

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.

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6. Exhibit E attached to the Declaration is hereby amended by substituting amended page 1 attached hereto for the original page 1.

7. Except as expressly amended hereby, the Declaration and Declaration of Correction shall remain in full force and effect in accordance with their terms. This Second 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.

ATTEST:

*Yuan Samin*  
Its: Assistant Secretary

THE HURON ORLEANS LIMITED PARTNERSHIP  
an Illinois limited partnership

By: *[Signature]*  
BEJO PROPERTIES, INC.  
an Illinois corporation, its general manager

By: *[Signature]*  
Anne B. Cotter, Vice-President

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SCHEDULE A

That part of Lots 1 to 16, both inclusive, in Block 15 in Butler Wright & Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows; beginning at a point on the North line of said Lots 138.48 feet West of the Northeast corner of Lot 1; Thence South 89°53'29" West along said North line 22.0 feet; Thence South 00°06'31" East at right angles thereto 74.95 feet; Thence North 89°53'29" East at right angles thereto 22.0 feet; Thence North 00°06'31" West 74.95 feet to the point of beginning, in Cook County, Illinois.

ALSO

That part of Lots 1 to 4, both inclusive, in Block 8, in Higgins, Law and Company's Addition to Chicago, a subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the North Line of Lot 2 aforesaid 63.64 Feet East of the Northwest corner of Lot 4; Thence North 89°53'29" East along the North Line of Lots 1 and 2 aforesaid 20.0 Feet; Thence South 00°06'31" East at right angles thereto 74.95 Feet; Thence South 89°53'29" West 20.0 Feet; Thence North 00°06'31" West 74.95 Feet to the point of beginning, in Cook County, Illinois.

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**EXHIBIT A**  
**Legal Description**

Units 7-C, 8-D, 15-A, 16-B, 17-A, 18-B, 19-C, 20-D, P-7, P-8, P-9, in the Tuxedo Park Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

That part of Lots 1 to 16, both inclusive, in Block 15 in Butler Wright & Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point on the North line of said Lots 96.48 feet West of the Northeast corner of Lot 1; Thence South  $89^{\circ}53'29''$  West along said North line 42.0 feet; Thence South  $00^{\circ}06'31''$  East at right angles thereto 74.95 feet; Thence North  $89^{\circ}53'29''$  East at right angles thereto 42.0 feet; Thence North  $00^{\circ}06'31''$  West 74.95 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 1 to 16, both inclusive and vacated alley lying South of Lots 1 to 8 and North of Lots 9 to 16 in Block 14 in Butler Wright & Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1; Thence South  $00^{\circ}19'31''$  East along the East line thereof 84.04 feet; Thence South  $89^{\circ}40'29''$  West 106.09 feet to the point of beginning; Thence South  $00^{\circ}00'00''$  East 17.50 feet; Thence South  $90^{\circ}00'00''$  West 24.0 feet; Thence North  $00^{\circ}00'00''$  East 17.50 feet; Thence North  $90^{\circ}00'00''$  East 24.0 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lots 1 to 4, both inclusive, in Block 8, in Higgins, Law and Company's Addition to Chicago, a subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the North Line of Lot 2 aforesaid 63.64 Feet East of the Northwest corner of Lot 4; Thence North 89 Degrees 53 Minutes 29 Seconds East along the North Line of Lots 1 and 2 aforesaid 20.0 Feet; Thence South 00 Degrees 06 Minutes 31 Seconds East at right angles thereto 74.95 Feet; Thence South 89 Degrees 53 Minutes 29 Seconds West 20.0 Feet; Thence North 00 Degrees 06 Minutes 31 Seconds West 74.95 Feet to the point of beginning, in Cook County, Illinois.

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**UNOFFICIAL COPY****EXHIBIT B****PERCENTAGE OWNERSHIP INTEREST IN COMMON ELEMENTS**

<u>UNIT#</u>	<u>OWNER- SHIP%</u>
7-C	9.74%
8-D	15.26%
15-A	10.71%
16-B	13.96%
17-A	10.71%
18-B	13.96%
19-C	9.74%
20-D	15.26%
P-7	.17%
P-8	.17%
P-9	<u>.32%</u>

100.00%

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## EXHIBIT D

Additional Property

Parcel 1: Lots 1 to 16, both inclusive, in Block 15 in Butler, Wright and Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, (except therefrom that part described as follows: beginning at a point on the North line of said Lots 96.48 feet West of the Northeast corner of Lot 1; Thence South  $89^{\circ}53'29''$  West along said North line 64.0 feet; Thence South  $00^{\circ}06'31''$  East at right angles thereto 74.95 feet; Thence North  $89^{\circ}53'29''$  East at right angles thereto 64.0 feet; Thence North  $00^{\circ}06'31''$  West 74.95 feet to the point of beginning, and except that part of Lots 1 to 16 both inclusive and vacated alley lying South of Lots 1 to 8 and North of Lots 9 to 16 in Block 14 in Butler Wright & Webster's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1; Thence South  $00^{\circ}19'31''$  East along the East line thereof 84.04 feet; Thence South  $89^{\circ}40'29''$  West 106.09 feet to the point of beginning; Thence South  $00^{\circ}00'00''$  East 17.50 feet; Thence South  $90^{\circ}00'00''$  West 24.0 feet; Thence North  $00^{\circ}00'00''$  East 17.50 feet; Thence North  $90^{\circ}00'00''$  East 24.0 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: Lots 1 to 4, both inclusive, 7 and 8, and Lot 6 (except the West 6.75 feet of said Lot 6) in Block 8 in Higgins, Law and Company's Addition to Chicago Subdivision, in the Northeast Quarter of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian (except therefrom that part described as follows: beginning at a point in the North line of Lot 2 aforesaid 63.64 feet East of the Northwest corner of Lot 4; Thence North  $89^{\circ}53'29''$  East along the North line of Lots 1 and 2 aforesaid 20.0 feet; Thence South  $00^{\circ}06'31''$  East at right angles thereto 74.95 feet; Thence South  $89^{\circ}53'29''$  West 20.0 feet; Thence North  $00^{\circ}06'31''$  West 74.95 feet to the point of beginning), in Cook County, Illinois.

Parcel 3: All that part of the East-West 18 foot vacated alley lying South of the South line of Lots 1 to 4, both inclusive, in Block 8 in Higgins, Law and Company's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of the South line of Lots 1 to 8, both inclusive, in Block 15 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying North of the North line of Lots 5 to 8, both inclusive, in Block 8 in Higgins Law and Company's Addition to Chicago aforementioned; lying North of the North line of Lots 9 to 16, both inclusive, in Block 8 in Butler, Wright and Webster's Addition aforementioned; lying West of a line drawn from the Southeast corner of Lot 1 to the Northeast corner of Lot 16 in Block 15 in Higgins, Law and Company's Addition to Chicago aforementioned; and lying east of a line drawn from the Southwest corner of Lot 4 to the Northwest corner of Lot 5 in Block 8 in Higgins, Law and Company's Addition to Chicago aforementioned (except from said 18 foot vacated alley, the West 60.0 feet thereof) in Cook County, Illinois.

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EXHIBIT E

Survey

See Page 1 of The Tuxedo Park Condominium Survey attached hereto.

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