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PLAT

2-25-97

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SECOND AMENDMENT
TO DECLARATION
OF CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS,
COVENANTS AND
BY-LAWS
FOR
ELIZABETH STREET
LOFTS CONDOMINIUM
ASSOCIATION

PLAT WITH THIS
DOCUMENT

REC 2003413

This Second Amendment ("Amendment") to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws (the "Declaration") is made this 19 day of January, 1997, by the Board of Directors of the Elizabeth Street Lofts Condominium Association ("Association") and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated May 3, 1988 and known as Trust Number 105255-09 ("Trust" or "Declarant").

WITNESSETH:

The Trust is the Declarant (as defined in the Declaration) and the fee simple owner of Unit 101 and Unit 105 in the Elizabeth Street Lofts Condominium Association created by the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for the Elizabeth Street Lofts Condominium Association recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 95420168 which Units are legally described as follows:

Unit 101 and Unit 105 in the Elizabeth Street Lofts Condominium as delineated on the survey of the following described real estate:

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:	PROPERTY ADDRESS AND P.I.N.
Susan Ghelerter % Fuchs & Roselli, Ltd. Six West Hubbard Street Suite 800 Chicago, Illinois 60610-4695 (312) 245-0030	407 North Elizabeth Street Unit 101 and Unit 105 Chicago, Illinois 60622 P.I.N. 17-08-141-002 17-08-141-003

Handwritten initials in a circle

Handwritten date 2/25/97 and initials JIM

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LOTS 20 TO 27, BOTH INCLUSIVE, ALL OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOT 27 VACATED BY DOCUMENT 89557997, AND THE 15 FOOT NORTH AND SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 20 AND 27 BOTH INCLUDING AND WEST OF LOT 19 AND CONTINUING NORTH ALONG THE EAST LINES OF LOTS 20 TO 27 AND THE WEST LINE OF LOT 19 TO THE SOUTH LINE OF LOT 33, AS VACATED BY DOCUMENT 95181114, IN BLOCK 1 IN HAMBLETON'S SUBDIVISION OF LOT "E" OF THE CIRCUIT COURT PARTITION OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95420168, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 407 North Elizabeth Street
Unit 101 and Unit 105
Chicago, Illinois 60622

Permanent Index Number: 17-08-141-002 and 17-08-141-003

WHEREAS, the Trust desires to amend the Declaration to change the boundaries of Unit 101 and Unit 105 in order to subdivide those Units, thereby creating four new Units which shall be designated as Unit 101A, Unit 101B, Unit 105A, and Unit 105B respectively;

WHEREAS, Article XV, Section 15.08 of the Declaration states that any change in the boundaries of the units or reallocation the percentage of interest in the Common Elements shall be subject to the requirements of the Illinois Condominium Property Act ("Act"), 765 ILCS 605/01 *et seq.*; and

WHEREAS, Section 31 of the Act provides that a Unit Owner may make written application to the Board of Directors to amend the Declaration for the purpose of subdividing a Unit, reallocating the percentage of ownership in the common elements and assigning the Limited Common Elements, if applicable, to the new Unit; and following approval of a majority of the Board of Directors, the amendment shall be recorded and shall be effective upon recording.

NOW, THEREFORE, the Board of Directors of the Association unanimously declares that the Declaration be and hereby is amended as follows:

1. Exhibit B, the Plat of Survey, attached to the Declaration is amended to reflect the new subdivision of Unit 101 and Unit 105, thereby creating new Unit 101A, Unit 101B, Unit 105A and Unit 105B.

2. Exhibit C attached to the Declaration is amended to reflect the subdivision of Unit 101 and Unit 105, thereby creating Unit 101A, Unit 101B, Unit 105A and Unit 105B and reallocating the percentage interest in the Common Elements as follows:

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UNIT	PERCENTAGE OWNERSHIP INTEREST
101A	3.57
101B	3.57
102	6.95
103	4.47
104	7.55
105A	3.27
105B	3.27
201/3	9.81
202	5.14
204	6.82
205	4.76
206	4.13
207	5.08
208	4.92
209	5.24
301	5.24
302	4.60
303	4.35
304	4.88

17-08-141-022-1001
 17-08-141-022-1002
 1003
 1004
 17-08-141-022-1005
 17-08-141-022-1006
 1007
 1008
 -1009
 -1010
 -1011
 -1012
 -1013
 -1014
 -1015
 -1016
 1017

PARKING SPACE UNITS	PERCENTAGE OWNERSHIP INTEREST
P-1	.14
P-2	.14
P-3	.14
P-4	.14
P-5	.14
P-6	.14

17-08-141-022-1018
 -1019
 -1020
 -1021
 -1022
 -1023

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PARKING SPACE UNITS	PERCENTAGE OWNERSHIP INTEREST
P-7	.14
P-8	.14
P-9	.14
P-10	.14
P-11	.14
P-12	.14
P-13	.14
P-14	.14
P-15	.14
P-16	.14
P-17	.14
TOTAL	100.00%

14-08-141-022-1024
- 1025
- 1026
- 1027
- 1028
- 1029
- 1030
- 1031
- 1032
- 1033
- 1034

3. The Limited Common Elements shall be assigned to the Unit which adjoins such Limited Common Elements or as is reflected on the Plat of Survey.

4. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, the Board of Directors of the Elizabeth Street Lofts Condominium Association and the American National Bank and Trust as Trustee under Trust Agreement dated May 3, 1988 and known as Trust Number 105255-09 ("Trust") have caused this First Amendment to the Declaration to be executed on the date first above written.

ELIZABETH STREET LOFTS CONDOMINIUM ASSOCIATION

By: [Signature]
William C. Moran, its President

By: [Signature]
Martin Grossman, its Secretary

By: [Signature]
Janet Shure, its Secretary

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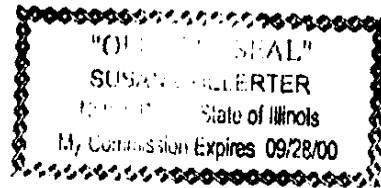
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Susan Ghelerter, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William C. Moran whose name is subscribed to the foregoing instrument as President of the Elizabeth Street Lofts Condominium Association appeared before me this day in person an acknowledged that he signed and delivered the said Second Amendment to the Declaration of Condominium Ownership for Elizabeth Street Lofts Condominium Association as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of ~~January~~ ^{February}, 1997.

Susan Ghelerter
Notary Public

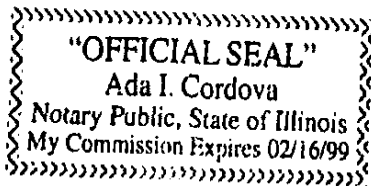


STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Ada I. Cordova, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin Grossman whose name is subscribed to the foregoing instrument as Secretary of the Elizabeth Street Lofts Condominium Association appeared before me this day in person an acknowledged that he signed and delivered the said Second Amendment to the Declaration of Condominium Ownership for Elizabeth Street Lofts Condominium Association as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of January, 1997.

Ada I. Cordova
Notary Public



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STATE OF ~~ILLINOIS~~ ^{Massachusetts})
COUNTY OF ~~COOK~~ ^{Berkshire}) SS.

I, Jorja-Ann P. Marsden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janet Shure whose name is subscribed to the foregoing instrument as Secretary of the Elizabeth Street Lofts Condominium Association appeared before me this day in person and acknowledged that she signed and delivered the said Second Amendment to the Declaration of Condominium Ownership for Elizabeth Street Lofts Condominium Association as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of ~~January~~ ^{February}, 1997.

Jorja-Ann P. Marsden
Notary Public

JORJA-ANN P. MARSDEN
Notary Public
My Commission Expires June 29, 2001

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AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated May 3, 1988 and known as Trust Number 105255-09

By: [Signature]
Its: TRUST OFFICER

Attest:

[Signature]
ASSISTANT SECRETARY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EILEEN F. NEARY and GREGORY S. KASPRZYK of American National Bank and Trust Company of Chicago as TRUST OFFICER and ASSISTANT SECRETARY thereof, respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such TRUST OFFICER and ASSISTANT SECRETARY, respectively, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act, and as the free and voluntary act of said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee, for the uses and purposes therein set forth; and the said ASSISTANT SECRETARY did also then and there acknowledge that he, as custodian of the Corporate Seal of said Bank, did affix the said Corporate Seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of ^{February} ~~January~~ 1997.

[Signature]
Notary Public



97007515

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is hereby acknowledged and agreed that all the warranties, covenants, conditions, covenants, undertakings and other obligations on the part of the Trustee are made and assumed by the Trustee as Trustee and not personally, and no personal responsibility is assumed by the Trustee that any claim be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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CONSENT OF MORTGAGEE

The PrivateBank and Trust Company, holder of a Mortgage on the Property dated August 31, 1994 and recorded as Document Number 94776642 hereby consents to the execution and recording of the within Second Amendment to Declaration of Condominium Ownership and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, _____ has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this ____ day of January, 1997.

THE PRIVATEBANK AND TRUST COMPANY

By: [Signature]
Its: [Signature]

ATTEST:

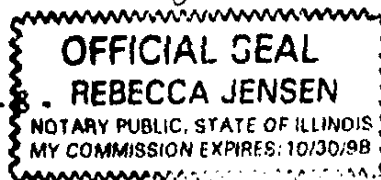
[Signature]
Its: [Signature]

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Rebecca Jensen, a Notary Public in and for said County and State, do hereby certify that Gary S. [unclear] and Lorraine [unclear] [unclear] and [unclear] Secretary 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 19th day of January, 1997.

[Signature]
Notary Public



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