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PLAT

66-26-98

SEE PLAT BOOKS

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County Clerk's Office

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98237651

553470102 10 001 Page 1 of 7
1998-03-26 12:29:09
Cook County Recorder 35.50

PLAT WITH THIS DOCUMENT

98549482

833170076 31 001 Page 1 of 8
1998-06-26 14:13:16
Cook County Recorder 37.00

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
OWNERSHIP FOR THE INDIAN
VILLAGE PARKING CONDOMINIUM
ASSOCIATION ANNEXING
ADDITIONAL PROPERTY

THIS AMENDMENT is made and entered into by Indian Village Development Corporation and the Indian Village Parking Condominium Association.

WITNESSETH

WHEREAS, Lakeside Bank, not personally, but as Trustee under trust Agreement dated August 4, 1995, and known as Trust No. 10-1697 ("Declarant") previously recorded with the Cook County Recorder of Deeds on December 7, 1995 as Document 95851051, a Declaration of Condominium Ownership and of Easement, Restrictions, Covenants and By-Laws for the Indian Village Parking Condominium Association submitting the real estate legally described on the Exhibit A attached to said Declaration and attached hereto to the provisions of the Condominium Act; and

WHEREAS, said Declaration was amended by an Instrument dated October 31, 1996 and recorded on November 13, 1996 with the Cook County Recorder as document 96-864189; and

WHEREAS, the right to annex additional property was reserved to the Declarant or Developer pursuant to Article 12 of said Declaration, and Developer holds title to the property legally described on Exhibit D which is the future expansion parcel described on Exhibit D to said Declaration; and

WHEREAS, the said Declaration did not include parking spaces P8, P9, and P10, and Declarant wishes to add those spaces to the Condominium and amend certain percentages of interest; and

WHEREAS, section 4.6 of the Declaration reserves an easement in favor of the Townhome Parcel described as Exhibit C on said Declaration, and Declarant wishes the Indian Village Parking Condominium Association to have the right to obtain a portion of the cost of maintenance of said easement from the Townhome owners; and

NOW, THEREFORE, Developer declares as follows:

1. The property legally described on Exhibit D attached hereto is hereby submitted to the Condominium Act.
2. The survey attached hereto as Exhibit C is hereby substituted for the survey attached to the original Condominium Declaration and the units described on said survey shall become the units on the Condominium, and the common elements designated on the survey attached hereto shall become common elements of the Indian Village Parking Condominium.

Re-recorded - to Attach to the Plat. FTC 5/5/99 JH 1643

Handwritten signature and initials in a box.

RECORDED 6700
DATE 6/26/98 SERIES 6
OK [Signature]

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3. The schedule of units and percentages of interest attached hereto as Exhibit B shall be substituted for the Exhibit B attached to the original Declaration.

4. The reservation of easement in favor of the owner of the Townhome Parcel as created in section 4.6 of the said Declaration shall be clarified to provide that in addition to owners, invitees of Townhome Owners may also use the easement subject to reasonable rules and regulations established by the Indian Village Parking Condominium Association and that the Indian Village Parking Condominium Association shall maintain the easement in good condition and repair including repair and replacement of pavement and shall remove snow as necessary, and generally shall maintain the easement as a driveway usable by passenger automobiles; a Townhome Declaration shall be recorded against the Townhome parcel requiring each Townhome owner to pay to the Association an amount each year equal to the annual assessment assessed against each owner of a parking unit in the Indian Village Parking Condominium and granting enforcement powers including an assessment lien (subordinate to any prior recorded first mortgage) to the Association. The easement may not be terminated for non-payment. The assessment may be paid by the Indian Village Homeowners Association on behalf of the owners of the townhomes with the same effect as if paid individually by each owner. Initially the easement shall be over that portion of the property designated Outlot A on the attached Survey, although developer may change the location of the easement in accordance with section 4.6 of the Declaration as clarified by the following paragraph.

5. The reservation of air rights and the access and construction easement in favor of the developer as provided in section 4.5 of the Declaration shall be clarified to provide that Developer may erect columns and other structural elements of a permanent nature on the property for the purpose of supporting and servicing the improvement to be erected on the Reserved Parcel. If necessary to allow the reasonable use of the common elements, easements and units, Developer may alter the locations of driveways and units and record a new survey showing new locations from time to time. Easements and driveways must always remain reasonably usable for purposes intended, and any units rendered unusable shall be replaced by other units.

6. In all other respects, the aforesaid Declaration of Condominium Ownership, as amended, is hereby reaffirmed.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of this 14 day of February, 1998.

Indian Village Parking
Condominium Association

Indian Village Development
Corporation

By: *[Signature]*

By: *[Signature]*
President

Attest: *[Signature]*

PREPARED BY AND MAIL TO:

MARK R. ORDOWER
MANDEL, LIPTON, & STEVENSON
120 N. LASALLE STREET
SUITE 2900
CHICAGO, ILLINOIS 60602

“OFFICIAL SEAL”
Helen F. Dress
Notary Public, State of Illinois
My Commission Expires 03/29/00



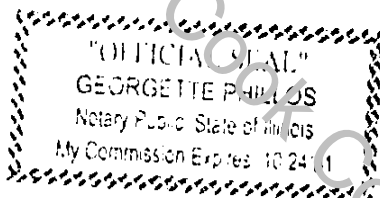
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, GEORGETTE PHILLOS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John F. Kretchmar personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of Indian Village Development Corporation, appeared before me this day in person, and acknowledged that he, being thereunto duly authorized, signed and delivered the said instrument as the free and voluntary act of said entity for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of ~~November~~ ^{February}, 1997.

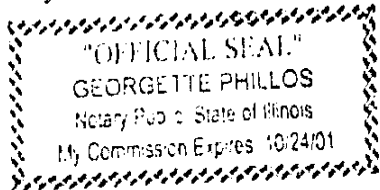


Georgette Phillos
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, GEORGETTE PHILLOS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Laurence Zuckerman and Helen Dress personally known to me to be the same persons whose names are subscribed to the foregoing instrument as ^{VICE} President and ^{ASSY} Secretary of Indian Village Parking Condominium Association, appeared before me this day in person, and acknowledged that they, being thereunto duly authorized, signed and delivered the said instrument as the free and voluntary act of said entity for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of ~~November~~ ^{February}, 1997.



Georgette Phillos
Notary Public

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EXHIBIT A
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION

SURVEY OF UNITS

(SEE ATTACHED)

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND, PROPERTY AND SPACE IN SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.78 ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LAND, PROPERTY AND SPACE DESCRIBED AS: THAT PART OF CHICAGO BEACH ADDITION BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BLOCK 2 (EXCEPT THE SOUTH 125 FEET THEREOF AND EXCEPT SO MUCH OF SAID BLOCK 2 AS LIES NORTH OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 2 A DISTANCE OF 250.0 FEET NORTH 00° 03' 00" EAST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 36° 31' 23" WEST 46.04 FEET; THENCE NORTH 90° 00' 00" WEST 88.57 FEET; THENCE SOUTH 00° 03' 00" WEST 19.0 FEET; THENCE NORTH 90° 00' 00" WEST 252.87 FEET TO THE WEST LINE OF BLOCK 2 AFORESAID AND EXCEPT THAT PART OF BLOCK 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 125.0 FEET OF SAID BLOCK 2; THENCE NORTH 00° 03' 00" EAST ALONG THE EAST LINE 116.61 FEET; THENCE NORTH 36° 31' 23" WEST 50.26 FEET; THENCE NORTH 90° 00' 00" WEST 59.05 FEET; THENCE SOUTH 00° 03' 00" WEST 27.0 FEET; THENCE NORTH 90° 00' 00" WEST 4.0 FEET; THENCE SOUTH 00° 03' 00" WEST 130.0 FEET TO THE NORTH LINE OF THE SOUTH 125.0 FEET OF BLOCK 2 AFORESAID; THENCE NORTH 90° 00' 00" EAST ALONG THE LAST DESCRIBED LINE 93.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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AMENDED EXHIBIT B
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP

<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP</u>	<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP</u>
P-1	0.981	P-34	0.981
P-2	0.981	P-35	0.981
P-3	0.981	P-36	0.981
P-4	0.981	P-37	0.981
P-5	0.981	P-38	0.981
P-6	0.981	P-39	0.981
P-7	0.981	P-40	0.981
P-8	0.981	P-41	0.980
P-9	0.981	P-42	0.980
P-10	0.981	P-43	0.980
P-11	0.981	P-44	0.980
P-12	0.981	P-45	0.980
P-13	0.981	P-46	0.980
P-14	0.981	P-47	0.980
P-15	0.981	P-48	0.980
P-16	0.981	P-49	0.980
P-17	0.981	P-50	0.980
P-18	0.981	P-51	0.980
P-19	0.981	P-52	0.980
P-20	0.981	P-53	0.980
P-21	0.981	P-54	0.980
P-22	0.981	P-55	0.980
P-23	0.981	P-56	0.980
P-24	0.981	P-57	0.980
P-25	0.981	P-58	0.980
P-26	0.981	P-59	0.980
P-27	0.981	P-60	0.980
P-28	0.981	P-61	0.980
P-29	0.981	P-62	0.980
P-30	0.981	P-63	0.980
P-31	0.981	P-64	0.980
P-32	0.981	P-65	0.980
P-33	0.981	P-66	0.980

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<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP</u>
P-67	0.980
P-68	0.980
P-69	0.980
P-70	0.980
P-71	0.980
P-72	0.980
P-73	0.980
P-74	0.980
P-75	0.980
P-76	0.980
P-77	0.980
P-78	0.980
P-79	0.980
P-80	0.980
P-81	0.980
P-82	0.980
P-83	0.980
P-84	0.980
P-85	0.980
P-86	0.980
P-87	0.980
P-88	0.980
P-89	0.980
P-90	0.980
P-91	0.980
P-92	0.980
P-93	0.980
P-94	0.980
P-95	0.980
P-96	0.980
P-97	0.980
P-98	0.980
P-99	0.980
P-100	0.980
P-101	0.980
P-102	0.980

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ATTORNEY # FLOREN
20-12-103-013-1001
to 1099

100%

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EXHIBIT D
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION

FUTURE EXPANSION PARCEL

HEREBY SUBMITTED

THE LAND, PROPERTY AND SPACE IN SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.78 ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LAND, PROPERTY AND SPACE DESCRIBED AS: THE NORTH 23.0 FEET OF THE SOUTH 125.0 FEET OF THE WEST 31.0 FEET OF THE EAST 124.0 FEET OF BLOCK 2 OF CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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