



**FIRST AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS
FOR
MICHIGAN TERRACE
CONDOMINIUM**

THIS FIRST AMENDMENT is made and entered into as of the 14th day of October, 1998 by the 5243 S. MICHIGAN CORP., an Illinois corporation (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, the Declarant is the owner and developer of the real property commonly know as 5243-47 South Michigan Avenue, Chicago, Illinois and legally described in Exhibit B attached hereto;

WHEREAS, on August 19, 1997, the Declarant caused the recording of the Declaration of Condominium pursuant to the Condominium Property Act establishing the Michigan Terrace Condominium ("Declaration"), which Declaration was recorded as Document Number 97608091 in the Cook County Recorder's Office; and

WHEREAS, Owner desires to correct the following two typographical errors in the Declaration: (i) the number of parking spaces assigned as Limited Common Elements (as defined in the Declaration) as set forth in Article III, Paragraph 4 of the Declaration and (ii) the numbering of said parking spaces on the survey which is attached to the Declaration as (Sheet 2 of 5) of Exhibit A;

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FLA
J
MGM

RECORDING FEE \$ 27.00
DATE 10/14/98 COPIES 6
OK JM

UNOFFICIAL COPY

NOW THEREFORE, pursuant to the right of Declarant pursuant to Article 23, Paragraph 7 of the Declaration, the Declarant hereby amends Article III, Paragraph 4 of the Declaration to provide for ten (10) parking spaces numbered P-1 to and including P-10 and deletes (Sheet 2 of 5) of the Exhibit A presently in the Declaration and substituting in its stead the (Sheet 2 of 5) of Exhibit A attached to this First Amendment.

This FIRST AMENDMENT is executed by 5243 S. MICHIGAN CORP., an Illinois corporation, which hereby warrants that it possesses full power and authority to execute this instrument.

IN WITNESS WHEREOF, the 5243 S. MICHIGAN CORP., an Illinois corporation, has caused its name to be signed herein by its President, DENNIS ELAHI.

5243 S. MICHIGAN CORP.,
an Illinois corporation

By: *Dennis Elahi*
its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

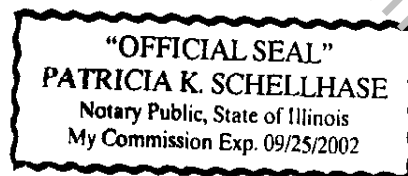
I, Patricia K. Schellhase, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DENNIS ELAHI, President of the 5243 S. MICHIGAN CORP., an Illinois corporation, known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared 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 Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14 day of October, 1998.

Patricia K. Schellhase
Notary Public

This Instrument was prepared by and after recording should be returned to:

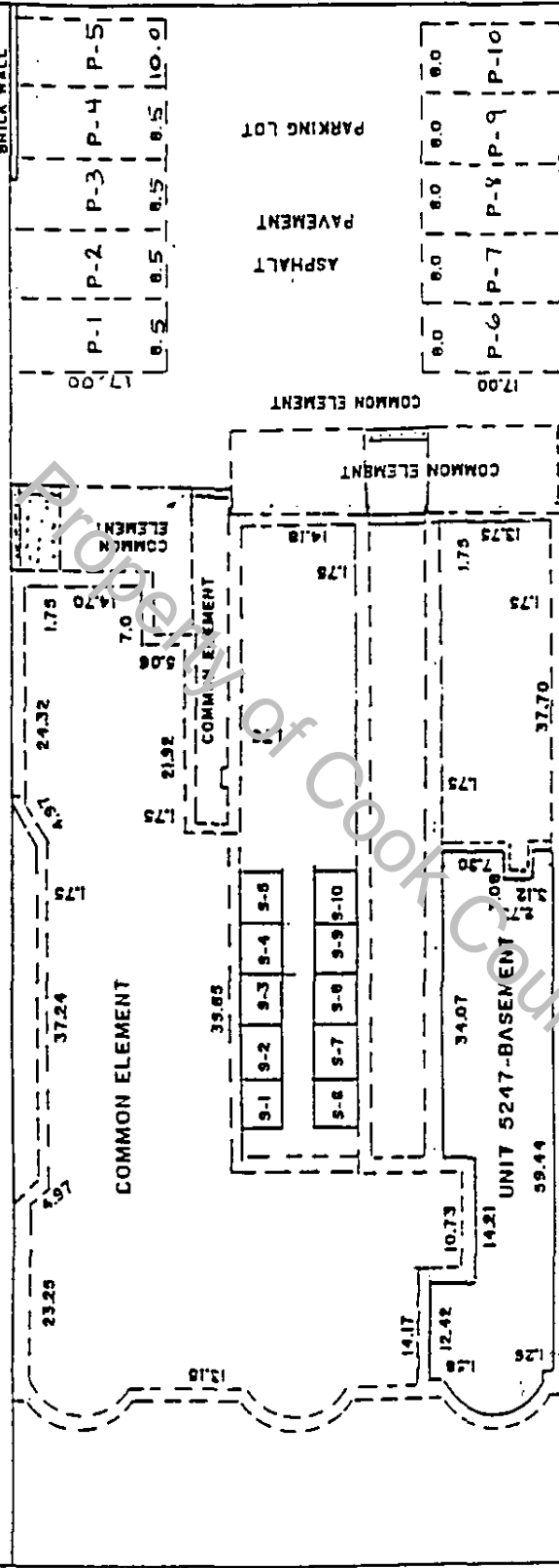
DAVID L. GOLDSTEIN
35 East Wacker Drive
Suite 1750
Chicago, Illinois 60601
(312) 236-5689



MICHIGAN TERRACE CONDOMINIUM



SCALE 1"=15'



NOTE: STORAGE LOCKERS S-1 TO S-10 ARE LIMITED COMMON ELEMENT

PARKING SPACES P-1 TO P-10 ARE LIMITED COMMON ELEMENT

UNIT 5247 BASEMENT
 FINISHED FLOOR ELEVATION 96.42
 FINISHED CEILING ELEVATION 104.13

BASEMENT ELEVATION
 FINISHED FLOOR ELEVATION 96.27
 FINISHED CEILING ELEVATION 104.13
 PARKING LOT ELEVATION 100.13

NOTE: MEASUREMENTS SHOWN HEREON TO VERTICAL PLANES ARE TO FINISHED INTERIOR FACE OF WALLS. HORIZONTAL PLANES SHOWN HEREON ARE TO THE FINISHED FLOOR AND TO THE FINISHED CEILING. ELEVATIONS OF SAME ARE PLUS AND ARE IN REFERENCE TO A ASSUMED BENCHMARK LOCATED ON THE CONCRETE WALK AT THE SOUTHWEST CORNER OF THE HEREON DRAWN PROPERTY. ELEVATION OF BENCHMARK IS 100.00

NORTH LINE OF EAST 534 STREET

EXHIBIT "A" SHEET 2 OF 5 (BASEMENT)

NOTE: DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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EXHIBIT B LEGAL DESCRIPTION

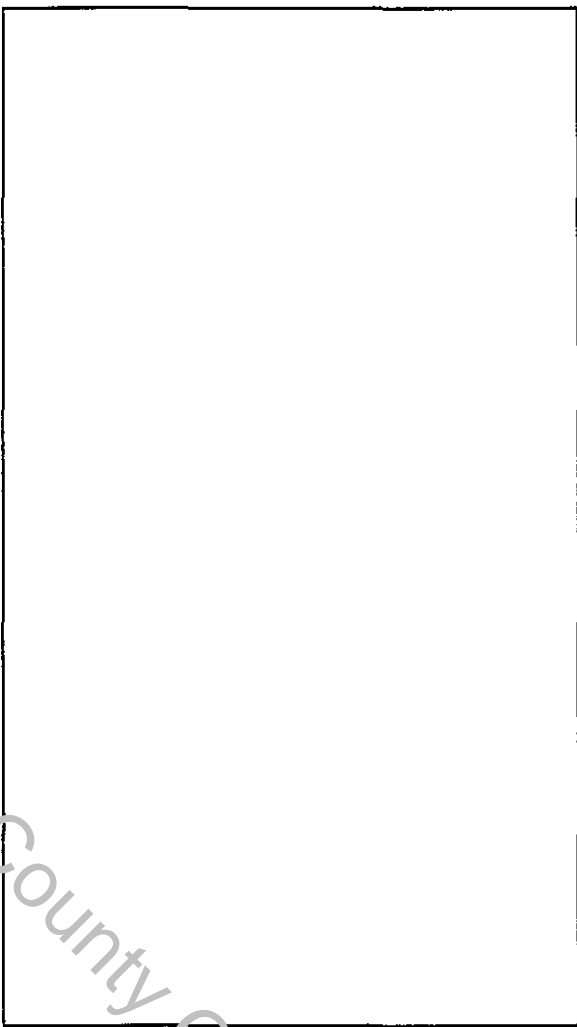
NORTH 9-1/2 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24 IN BLOCK 1 IN BLAIRS
SUBDIVISION OF PART OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PERMANENT TAX I.D.: 20-10-303-007

PROPERTY ADDRESS: 5243-47 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS

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27

MJM 10/14/98

UNOFFICIAL COPY

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IN WITNESS WHEREOF, the 5243 S. MICHIGAN CORP., an Illinois corporation, has caused its name to be signed herein by its President, DENNIS ELAHI.

5243 S. MICHIGAN CORP.,
an Illinois corporation

By: *Dennis Elahi*
its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

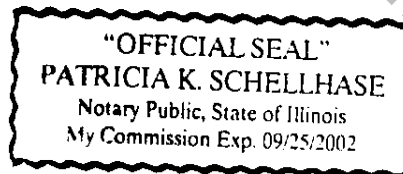
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Patricia K. Schellhase
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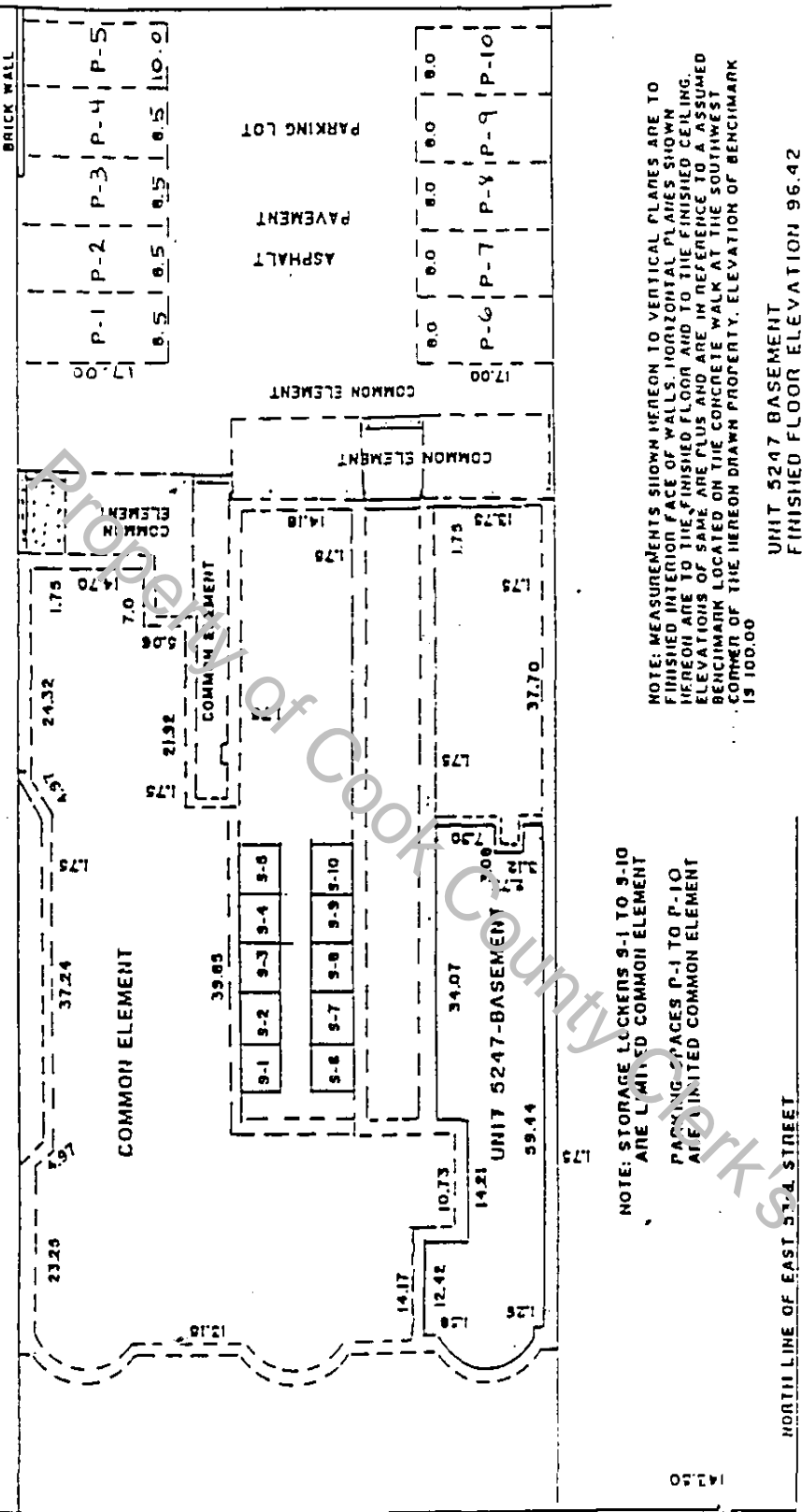
DAVID L. GOLDSTEIN
35 East Wacker Drive
Suite 1750
Chicago, Illinois 60601
(312) 236-5689



MICHIGAN TERRACE CONDOMINIUM



SCALE 1"=15'



AVENUE

SOUTH MICHIGAN

NOTE: STORAGE LOCKERS S-1 TO S-10 ARE LIMITED COMMON ELEMENT

PARKING SPACES P-1 TO P-10 ARE LIMITED COMMON ELEMENT

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FINISHED FLOOR ELEVATION 96.42
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EXHIBIT "A" SHEET 2 OF 5 (BASEMENT)

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BASEMENT ELEVATION
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FINISHED CEILING ELEVATION 104.13
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