

**SECOND AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
FOR STUDEBAKER CORNER
LOFTS**

01/28/98 CHECK AMENDMENTS

7/67/80

9/07/2775

THIS AMENDMENT is made and entered into by Studebaker Corner Lofts, L.L.C., an Illinois limited liability company (hereinafter referred to as the "Declarant")

WITNESSETH

WHEREAS, the Declarant previously recorded with the Cook County Recorder on August 27, 1997, as Document 97-628901, a Declaration of Condominium Ownership for Studebaker Corner Lofts submitting the real estate legally described on the attached Exhibit A to the provisions of the Condominium Act; and

WHEREAS, an Amendment to said Declaration was recorded as Document 97902531; and

WHEREAS, Declarant reserved the right to amend the schedule of limited common elements pursuant to Paragraph 1.10; and

WHEREAS, Declarant wishes to clarify the Roof Rights provisions of paragraph 3.5 with respect to those Roof Rights designated as R1, R2, R3 and R5.

NOW, THEREFORE, the Declarant hereby amends the said Declaration as follows:

1. Roof Rights shall include the right to build a deck, privacy fencing or barriers, and access stairs from the adjacent alley to the roof. The Unit Owners using their Roof Rights shall be responsible for compliance with all building codes, for the maintenance of any improvements which they construct on the roof, and for maintenance of or repairs to the roof occasioned by their use of the roof. However, maintenance or repairs of the roof occasioned by weather, deterioration, normal wear and tear, or other reason not the fault of Roof Rights users shall be the responsibility of the Board and the Association.

2. The space between and below those Roof Rights areas designated R3 and R5 on the survey and those designated R1 and R2 but above the level of the ground is presently a vacant area. This area shall be described as an Alley for purposes of this paragraph and shall be surveyed at a later date which survey shall be recorded with another Amendment to the Declaration. Subject to exit requirements of ground floor units, the Alley shall be designated as a limited

97-628901

common element in the Amendment, and shall be preserved for the exclusive use of the Owners of Unit 3 and Unit 5 and the Owners of other units with Roof Rights designated as R1 and R2 appurtenant who shall have the right to remove the existing wall which blocks access to the Alley, replace the wall with a security gate or door, and to install a stairway to provide access from the Alley to the roof area. Such construction will be subject to the same responsibilities and restrictions as use of any other Roof Rights including maintenance, etc.

3. In all other respects, the aforesaid Declaration of Condominium Ownership is hereby reaffirmed.

IN WITNESS WHEREOF, Studebaker Corner Lofts, L.L.C. has executed these presents as of this 20 day of December 1997.

STUDEBAKER CORNER LOFTS, L.L.C.

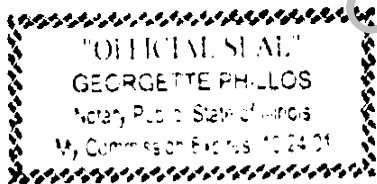
By: 

Robert K. Frankel, President
Frankel, Giles & Associates, Inc., an
Illinois Corporation as Manager for
Studebaker Corner Lofts, L.L.C.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Georgette Phillos, a Notary Public in and for the County and State aforesaid, do hereby certify that Robert K. Frankel, President of Frankel, Giles & Associates, Inc., Manager of Studebaker Corner Lofts, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4 day of December, 1997.



Georgette Phillos
Notary Public

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN
TO:**

Mark R. Ordower
120 N. LaSalle Street, Suite 2900
Chicago, Illinois 60602

**PERMANENT REAL ESTATE INDEX
NUMBER**

- Lot 2, 17-22-302-002-0000
- Lot 3, 17-22-302-003-0000
- Lot 4, 17-22-302-004-0000
- Lot 5, 17-22-302-005-0000
- Parking Lot, 17-22-302-008-0000
- Parking Lot, 17-22-302-009-0000

ADDRESS OF PROPERTY:
1605-1619 S. Michigan Avenue
Chicago, Illinois 60616

LEGAL DESCRIPTION

EXHIBIT A

UNITS A, B, D, E & F, G, H, UNITS 1 THRU 12 AND P1 THROUGH P-16 AND G-1 THROUGH G-6 IN THE STUDEBAKER CORNER LOFTS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 2, 3, 4 & 5 IN BLOCK 2 IN CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THAT PART SOUTH OF 16TH STREET OF BLOCK 2 OF CLARK'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 6.10 CHAINS (402.60 FEET) OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 (EXCEPT THE SOUTH 2.17 FEET THEREOF) IN JASON GURLEY'S SUBDIVISION OF THE NORTH PART OF BLOCK 3 OF ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 1 IN ASSESSOR'S DIVISION OF LOTS 1 & 2 IN JASON GURLEY'S SUBDIVISION OF THE NORTH PART OF BLOCK 3 OF ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 1.17 FEET OF LOT 4 IN C. P. CLARK'S SUBDIVISION OF THE SOUTH 177 FEET OF THE WEST 1/2 OF BLOCK 2 IN CLARKE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH 6.10 CHAINS (402.60 FEET) OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97628901 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.