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PLAT

BOOK 31-98

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THIS INSTRUMENT PREPARED
BY AND RETURN TO:
ROBERT J. TAYLOR
Schain, Firsell & Burney, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

PLAT WITH THIS DOCUMENT

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

THIS FIRST AMENDMENT TO DECLARATION ("First Amendment") is made and entered into this 27th day of March, 1998 by the BUCKINGHAM PALACE, L.L.C., L.L.C., an Illinois limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Buckingham Palace Condominium dated the 22nd day of November, 1997 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 24th day of December, 1997 as Document Number 97969406 (hereinafter referred to as the "Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the Buckingham Palace Condominium (hereinafter referred to as the "Condominium").

WHEREAS, the Declarant desires to amend the Declaration in order to correct scrivener's errors in the Plat of Survey and the respective percentages of ownership in the common elements appurtenant to each Unit in the Declaration.

NOW, THEREFORE, the Declarant, pursuant to Article XIII, Paragraph 11 of the Declaration and Section 27(b) of the Act, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. Conflicts. Wherever the terms and conditions of this First Amendment conflict with the terms and conditions of the Declaration, the terms and conditions of this First Amendment shall control and govern. All other terms and conditions of the Declaration are hereby ratified as if fully set forth in their entirety.

RECORDED IN THE C...
DATE 3-31-98 COPIES 6
BY JB

97-0754 (JB)

JB

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2. Modification to Exhibit "B". Exhibit "B", Page 2 of the Declaration is hereby amended and superseded in its entirety by Exhibit "B", Page 2, which is attached hereto and made a part hereof.

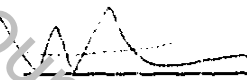
3. Modification to Exhibit "C". Exhibit "C" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the common elements appurtenant to each Unit described in former Exhibit "C" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

IN WITNESS WHEREOF, BUCKINGHAM PALACE, L.L.C., an Illinois limited liability company, executed this document as of the 27th day of March, 1998.

BUCKINGHAM PALACE, L.L.C., an Illinois
limited liability company

By: **Parkland Development Company,**
an Illinois corporation

Its: **Manager**

By: 
Name: **Neil Kozokoff**

Its: **President**

property address: 725 W. Buckingham
Chicago, Ill.

PIN: 14-21-309-003

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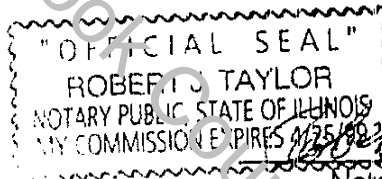
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Robert J. Taylor, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Neil Kozokoff, President of Parkland Development Company, as Manager of Buckingham Palace, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same 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 17th day of March, 1998.



Robert J. Taylor
Notary Public

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LOTS 10 TO 14 BOTH INCLUSIVE TAKEN AS A SINGLE TRACT OF LAND, IN GEORGE WITTBOLDT'S SUBDIVISION, IN THE SUBDIVISION OF PART OF LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE AND PART OF LOT 15 IN BLOCK 2 IN CLARK AND MCCONNELL'S ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID TRACT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 50.11 FEET TO THE CENTER LINE OF A WALL THAT IS BUILT AND USED AS A PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID WALL AND SAID CENTER LINE EXTENDED, PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 54.72 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 23.11 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 27.0 FEET TO A POINT ON THE WEST LINE OF SAID TRACT, SAID POINT BEING 60.72 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.72 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 14-21-309-003

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EXHIBIT "B"

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EXHIBIT "C"

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PERCENTAGE OWNERSHIP

TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
THE BUCKINGHAM PALACE CONDOMINIUM

UNIT NUMBER	PERCENTAGE OWNERSHIP
1	3.00
2	3.05
3	3.09
4	2.88
5	2.92
6	2.96
7	1.84
8	1.93
9	2.00
10	3.92
11	3.98
12	4.05
13	2.75
14	2.81
15	2.88
16	2.75
17	2.81
18	2.88
19	3.92
20	3.98

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UNIT NUMBER	PERCENTAGE OWNERSHIP
21	4.05
22	1.84
23	1.93
24	2.00
25	2.88
26	2.92
27	2.96
28	3.01
29	3.05
30	3.09
31	3.01
32	2.36
P-1	0.26
P-2	0.26
P-3	0.26
P-4	0.26
P-5	0.26
P-6	0.26
P-7	0.26
P-8	0.26
P-9	0.26
P-10	0.26
P-11	0.26
P-12	0.26
P-13	0.26
P-14	0.26
P-15	0.26

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UNIT NUMBER	PERCENTAGE OWNERSHIP
P-16	0.26
P-17	0.26
P-18	0.26
P-19	0.26
P-20	0.26
P-21	0.26
P-22	0.26
P-23	0.26
P-24	0.26
P-25	0.26
TOTAL	100.00%

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