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EXHIBIT

ATTACHED TO

99721495

DOCUMENT NUMBER

SEE PLAT BOOK

07-29-1999

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ADD-ON AMENDMENT TO THE DECLARATION OF CONDOMINIUM BROWN STREET STATION TOWNHOUSE CONDOMINIUM ASSOCIATION JULY 29, 1999



WHERE AS the Declaration of Condominium of Brown Street Station Townhouse Condominium Association was duly created pursuant to the Condominium Property Act and recorded with the Cook County Recorder, State of Illinois, on March 18, 1998, as document #98212841, (hereinafter referred to as the "Declaration"), and:

WHERE AS Section 27 of the Declaration provides for the Developer to add portions of the Premises, (as defined in the Declaration), to the Condominium Property, and:

WHERE AS, any portion of the Premises which is made subject to the Act as part of the Condominium Property by this Add-On Amendment shall be referred to as "Added Condominium Property", and:

WHERE AS, any Units in the Added Condominium Property shall be referred to as "Added Units", and

WHERE AS, the Developer now and so does by this Amendment, Add On all of the Premises to the Brown Street Station TownHouse Condominium Association, together with the twelve Units constructed there-on.

NOW THEREFORE the Declaration is hereby amended as follows:

1. Exhibit A of the Declaration is hereby deleted in its' entirety and replaced with "Revised Exhibit A", as attached hereto;
2. Exhibit A-1 of the Declaration is hereby deleted in its entirety and replaced with "Revised Exhibit A-1"
3. Exhibit B of the Declaration is hereby deleted in its' entirety and replaced with "Revised Exhibit B", as attached hereto;
4. Exhibit E of the Declaration is hereby deleted in its' entirety and replaced with "Revised Exhibit E", as attached hereto;
5. Exhibit F of the Declaration is hereby deleted in its' entirety and replaced with "Revised Exhibit F", as attached hereto;
6. Exhibit D is hereby amended to include Exhibit D-1, pages 1,2,3 and 4, and identified by Certified Survey Company as Order No. 9932, dated June 8, 1999.

IN WITNESS WHEREOF, this Amendment has been duly authorized by the Brown Street Station Townhouse Condominium Association and the undersigned has caused its name to be signed to these presents on the day and year first written above.

DECLARANT:

Brown Street Limited Partnership,
an Illinois Limited Partnership:

By: Silver Moon Properties, Inc., its General Partner
and an Illinois corporation

By: [Signature]
its: President

RECORDING FEE \$ 95
DATE 7-29-99 COPIES 6
OK S

F	95	A
P		P
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T	S	R

PIN # 15-12-400-027-000
Prepared by and mail
recorded document to:
Thomas J. McCarthy
Brown Street Limited Partnership
One East Delaware, Suite 210
Chicago, Illinois 60611

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6674/0097 33 001 Page 1 of 15
1999-07-29 13:59:26
Cook County Recorder 95.00

EXHIBIT ATTACHED

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STATE OF ILLINOIS
COUNTY OF COOK

The undersigned a Notary Public in and for said County and State, do hereby certify that Harry Silver the President of Silver Moon Properties, Inc., personally 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, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said corporation on behalf of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21 day of July 1999.

Notary Public

Joellen McManamon



99721495

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"REVISED EXHIBIT A" SURVEY AND LEGAL DESCRIPTION OF PARCEL

99721495

Brown Street Station Townhouse Condominium

Lot 1 of Brown Street Station, Being a resubdivision of lots 1 and 2 in Silver Moon Subdivision, Being a Subdivision in the Southeast 1/4 of section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

and

Lot 2 of Brown Street Station, Being a resubdivision of lots 1 and 2 in Silver Moon Subdivision, Being a Subdivision in the Southeast 1/4 of section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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"REVISED EXHIBIT A-1" LEGAL DESCRIPTION OF UNITS

- UNIT 1-01 of Lot 1 in Brown Street Station
- 1-02 of Lot 1 in Brown Street Station
- 1-03 of Lot 1 in Brown Street Station
- 1-04 of Lot 1 in Brown Street Station
- 1-05 of Lot 1 in Brown Street Station
- 1-06 of Lot 1 in Brown Street Station
- 1-07 of Lot 1 in Brown Street Station
- 1-08 of Lot 1 in Brown Street Station
- 1-09 of Lot 1 in Brown Street Station
- 1-10 of Lot 1 in Brown Street Station
- 2-01 of Lot 1 in Brown Street Station
- 2-02 of Lot 1 in Brown Street Station
- 2-03 of Lot 1 in Brown Street Station
- 2-04 of Lot 1 in Brown Street Station
- 2-05 of Lot 1 in Brown Street Station
- 2-06 of Lot 1 in Brown Street Station
- 2-07 of Lot 1 in Brown Street Station
- 2-08 of Lot 1 in Brown Street Station
- 2-09 of Lot 1 in Brown Street Station
- 2-10 of Lot 1 in Brown Street Station
- 3-01 of Lot 1 in Brown Street Station
- 3-02 of Lot 1 in Brown Street Station
- 3-03 of Lot 1 in Brown Street Station
- 3-04 of Lot 1 in Brown Street Station
- 4-01 of Lot 2 in Brown Street Station
- 4-02 of Lot 2 in Brown Street Station
- 4-03 of Lot 2 in Brown Street Station
- 4-04 of Lot 2 in Brown Street Station
- 4-05 of Lot 2 in Brown Street Station
- 4-06 of Lot 2 in Brown Street Station
- 4-07 of Lot 2 in Brown Street Station
- 4-08 of Lot 2 in Brown Street Station
- 4-09 of Lot 2 in Brown Street Station
- 4-10 of Lot 2 in Brown Street Station
- 4-11 of Lot 2 in Brown Street Station
- 4-12 of Lot 2 in Brown Street Station

99721495

DeKalb County Clerk's Office

UNOFFICIAL COPY**"REVISED EXHIBIT B"
PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS**

UNIT	SIZE	PERCENTAGE
PHASE I		
1-01	2,080	2.77525%
1-02	2,182	2.91133%
1-03	2,072	2.76459%
1-04	2,072	2.76459%
1-05	1,995	2.66186%
1-06	1,995	2.66186%
1-07	2,072	2.76459%
1-08	2,072	2.76459%
1-09	2,182	2.91133%
1-10	2,080	2.77525%
2-01	2,080	2.77525%
2-02	2,132	2.91133%
2-03	2,072	2.76459%
2-04	2,072	2.76459%
2-05	1,995	2.66186%
2-06	1,995	2.66186%
2-07	2,072	2.76459%
2-08	2,072	2.76459%
2-09	2,182	2.91133%
2-10	2,080	2.77525%
3-01	2,182	2.91133%
3-02	2,072	2.76459%
3-03	2,072	2.76459%
3-04	2,072	2.76459%
4-01	2,080	2.77525%
4-02	2,182	2.91133%
4-03	2,072	2.76459%
4-04	2,072	2.76459%
4-05	2,072	2.76459%
4-06	1,995	2.66186%
4-07	1,995	2.66186%
4-08	2,072	2.76459%
4-09	2,072	2.76459%
4-10	2,072	2.76459%
4-11	2,182	2.91133%
4-12	2,080	2.77525%
		100.000%

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"REVISED EXHIBIT E"

REVISED ASSOCIATION BUDGET

Insurance	\$10,500
Landscaping	\$ 3,000
Snow Removal	\$ 6,000
Accounting	\$ 1,500
Management	\$ 6,000
Maintenance Reserve	<u>\$ 3,000</u>
Total	\$30,000

Property of Cook County Clerk's Office
99721895

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"REVISED EXHIBIT F" ESTIMATED MONTHLY ASSESSMENTS

<u>UNIT TYPE</u>	<u>ESTIMATED MONTHLY ASSESSMENT</u>
"A"	\$72.73
"B"	\$69.06
"C"	\$66.50
"D"	\$69.33

Property of Cook County Clerk's Office 99721495

Certified Survey Co.
Plat of Survey

Phone (773) 775-7755 5740 N. Elston Ave. Chicago, Illinois 60646 Fax (773) 775-2855

LOT 2 IN BROWN STREET ADDITION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION, BEING A SUBDIVISION IN THE SCOUTHEAD 1/4 SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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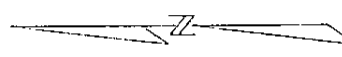
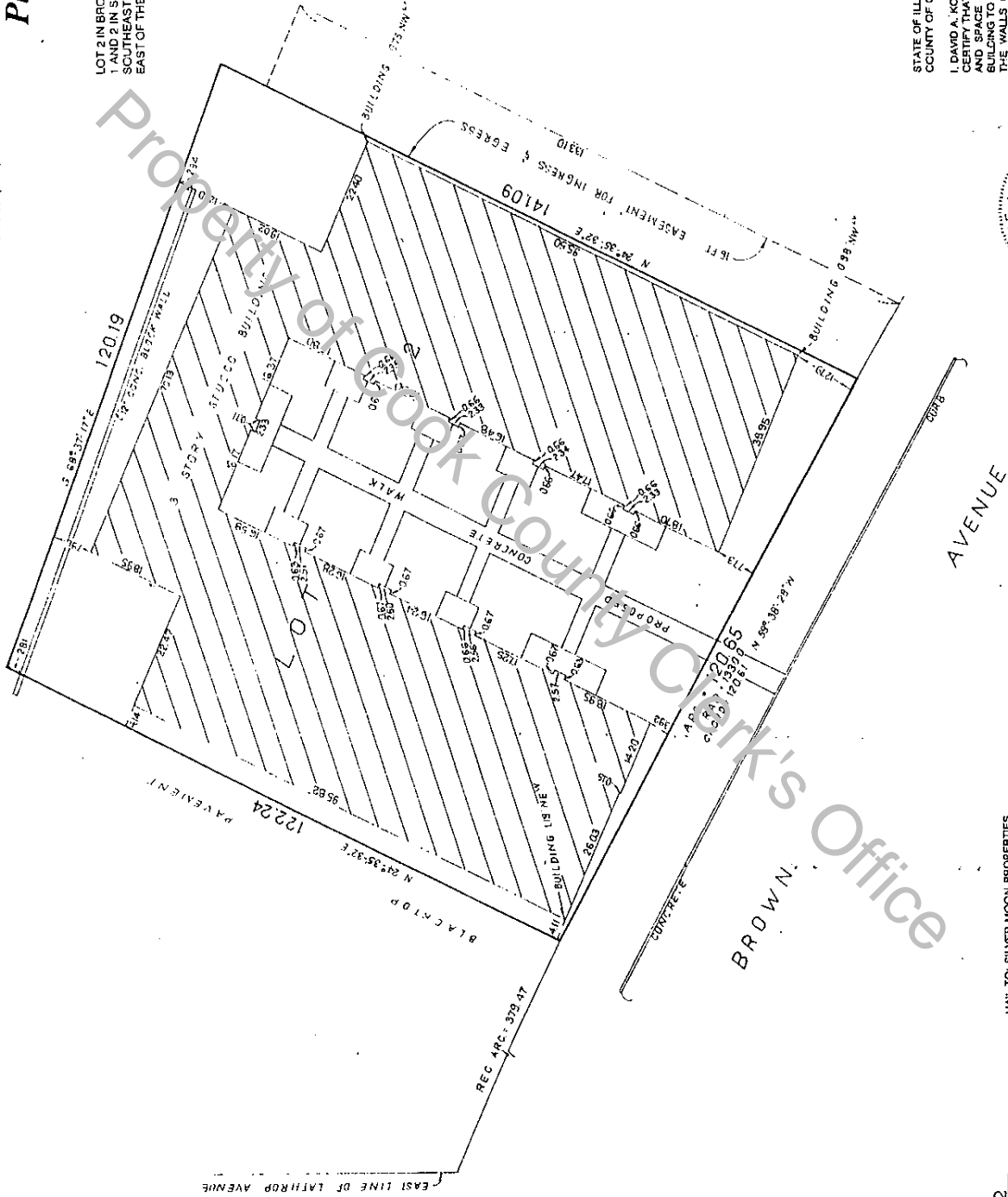
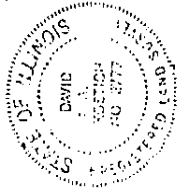


99721495

STATE OF ILLINOIS) SS
 COUNTY OF COOK)

I, DAVID A. KOSTICH, A REGISTERED ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LAND, PROPERTY AND SPACE AND THAT IT CORRECTLY SHOWS THE LOCATION OF THE BUILDING TO THE PROPERTY LINES AS INDICATED HEREON. THAT THE BUILDINGS AND STRUCTURES ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF SAID ADJOINING BUILDINGS OR STRUCTURES ONTO SAID BUILDINGS OR STRUCTURES FROM SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND, EXCEPT AS SHOWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 DATED THIS 6TH DAY OF JUNE A.D. 1999

David A. Kostich
 REGISTERED ILLINOIS LAND SURVEYOR #2777



GRAPHIC SCALE IN FEET
 0 15 30

ORDER NO. 9932
 EXHIBIT D-1
 PAGE 1 OF 4

MAIL TO: SILVER MOON PROPERTIES
 TOM MCCARTHY
 1 E. DELAWARE PL
 SUITE 210
 CHICAGO, IL 60611

FIN 15-12-400-027

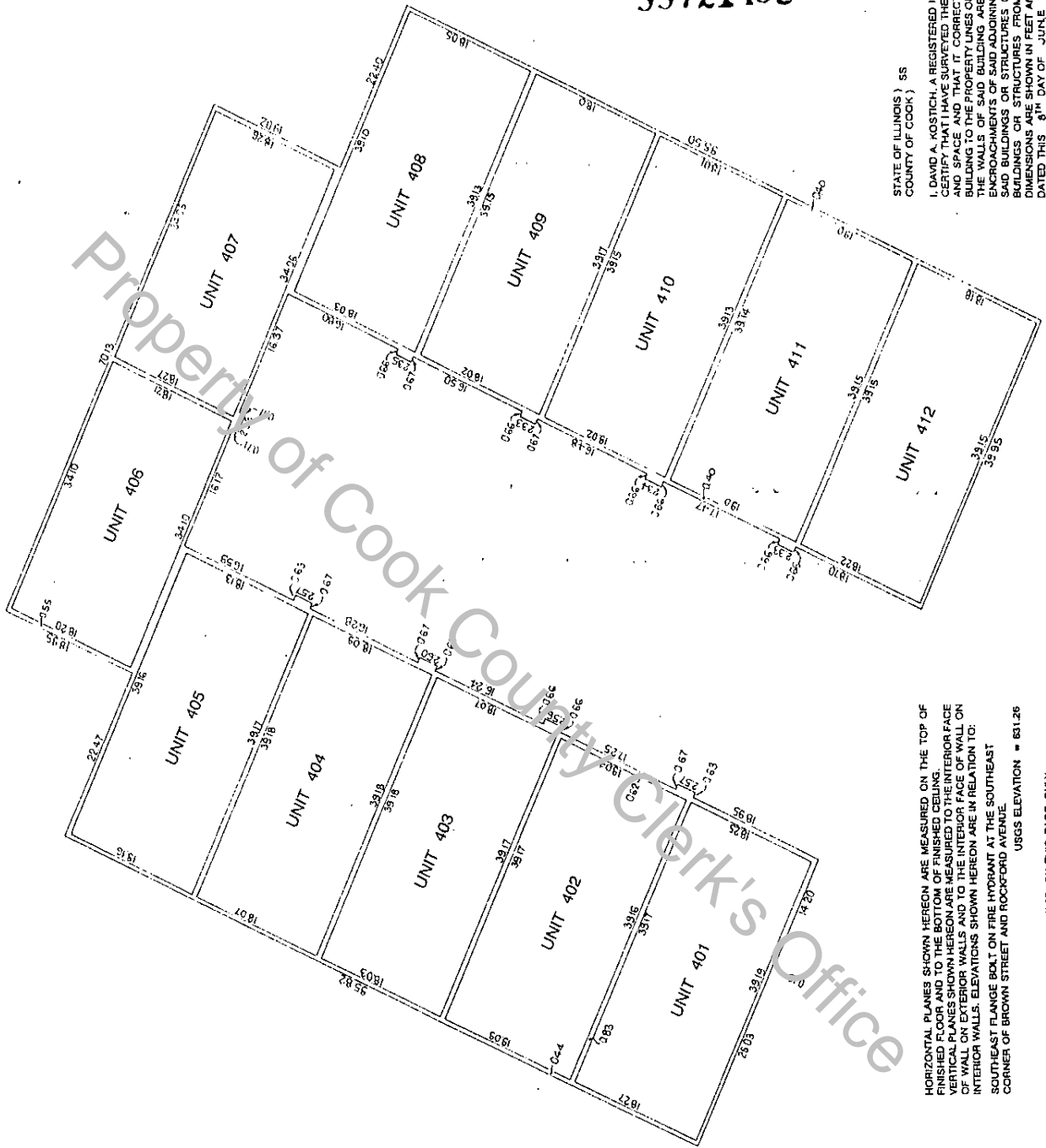
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Certified Survey Co.

Phone (773) 775-7755 5740 N. Elston Ave. Chicago, Illinois 60646 Fax (773) 775-2855
Plat of Survey

99721495



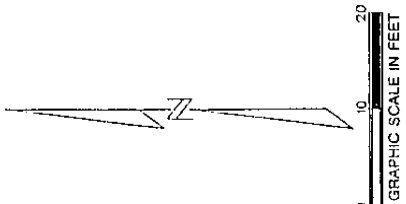
STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, DAVID A. KOSTICH, A REGISTERED ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LAND PROPERTY AND SPACE AND THAT IT CORRECTLY SHOWS THE RELATION OF THE BUILDING TO THE PROPERTY LINES OF THE LAND INDICATED HEREON, THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF SAID ADJOINING BUILDINGS OR STRUCTURES ONTO SAID BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND, EXCEPT AS SHOWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DATED THIS 8th DAY OF JUNE A.D. 1999

David A. Kostich
REGISTERED ILLINOIS LAND SURVEYOR #2777

HORIZONTAL PLANES SHOWN HEREON ARE MEASURED ON THE TOP OF FINISHED FLOOR AND TO THE BOTTOM OF FINISHED CEILING.
VERTICAL PLANES SHOWN HEREON ARE MEASURED TO THE INTERIOR FACE OF WALL ON EXTERIOR WALLS AND TO THE INTERIOR FACE OF WALL ON INTERIOR WALLS. ELEVATIONS SHOWN HEREON ARE IN RELATION TO: SOUTHEAST FLANGE BOAT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF BROWN STREET AND ROCKFORD AVENUE.
USGS ELEVATION = 831.26

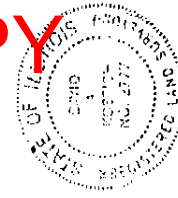
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1st FLOOR

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PAGE 2 OF 4

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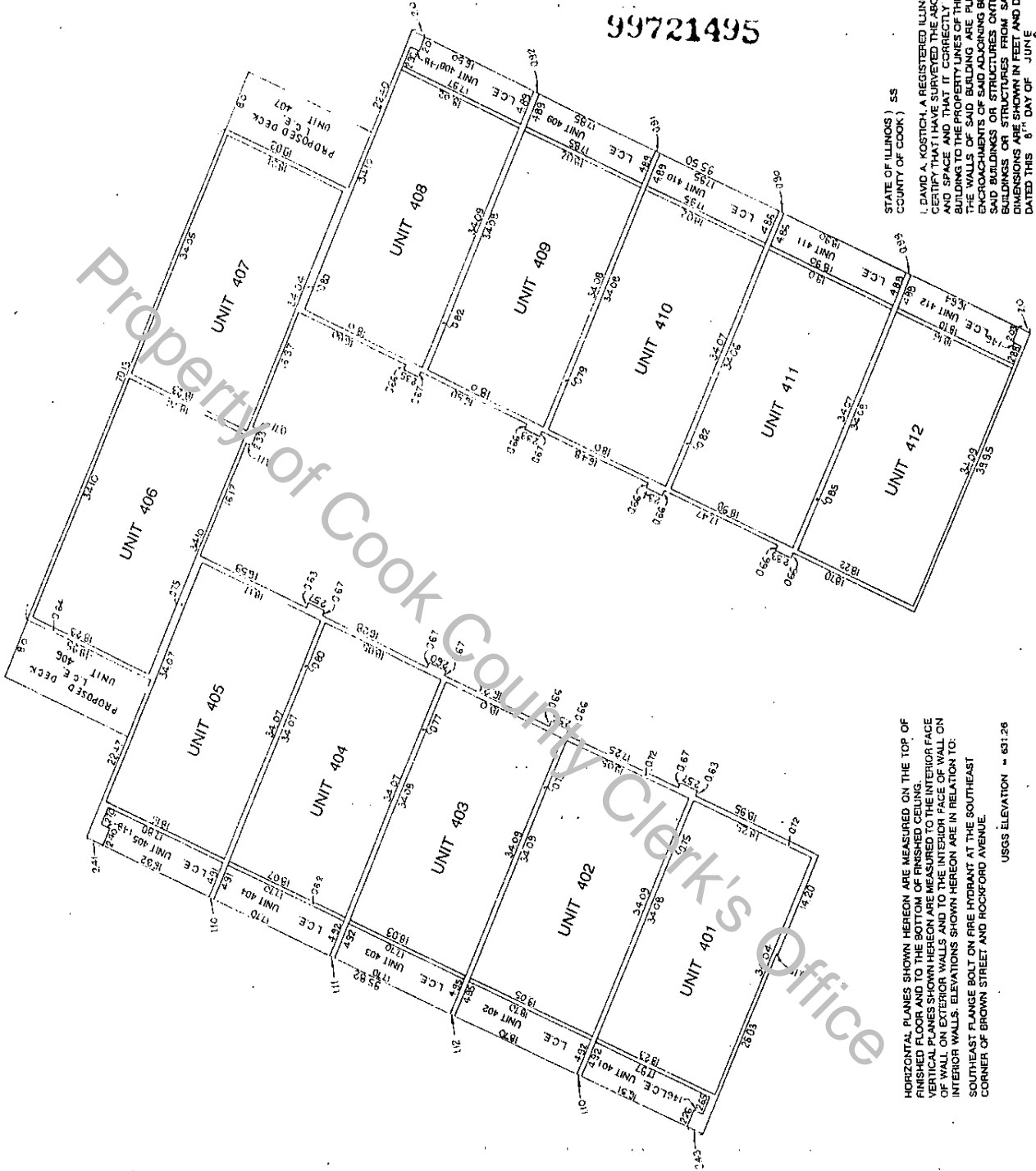


STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, DAVID A. KOSTICH, A REGISTERED ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LAND, PROPERTY AND SPACE AND THAT IT CORRECTLY SHOWS THE RELATION OF THE BUILDING TO THE PROPERTY LINES OF THE LAND INDICATED HEREON, THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF SAID ADJOINING BUILDINGS OR STRUCTURES ONTO SAID BUILDINGS OR STRUCTURES. SAID LAND WORK OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID ADJOINING PARTS THEREOF, DIMENSIONS THEREOF ARE SHOWN IN THESE AND DECIAMENTS THEREOF.
DATED THIS 8TH DAY OF JUNE A.D. 1988

David A. Kostich
REGISTERED ILLINOIS LAND SURVEYOR #2777

99721495



Property of Cook County Clerk's Office

Certified Survey Co.
Plat of Survey

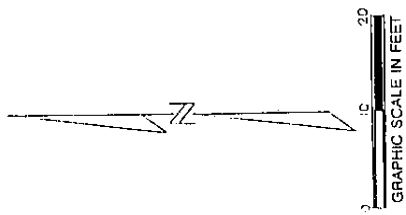
Phone (773) 775-7753 5740 N. Elston Ave. Chicago, Illinois 60646 Fax (773) 775-3855

HORIZONTAL PLANES SHOWN HEREON ARE MEASURED ON THE TOP OF FINISHED FLOOR AND TO THE BOTTOM OF FINISHED CEILING. VERTICAL PLANES SHOWN HEREON ARE MEASURED TO THE INTERIOR FACE OF WALL, ON EXTERIOR WALLS AND TO THE INTERIOR FACE OF WALL ON INTERIOR WALLS. ELEVATIONS SHOWN HEREON ARE IN RELATION TO SOUTHEAST FLANGE BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF BROWN STREET AND ROCKFORD AVENUE.
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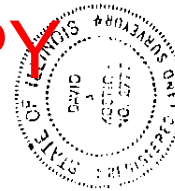
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STATE OF ILLINOIS) SS
COUNTY OF COOK)

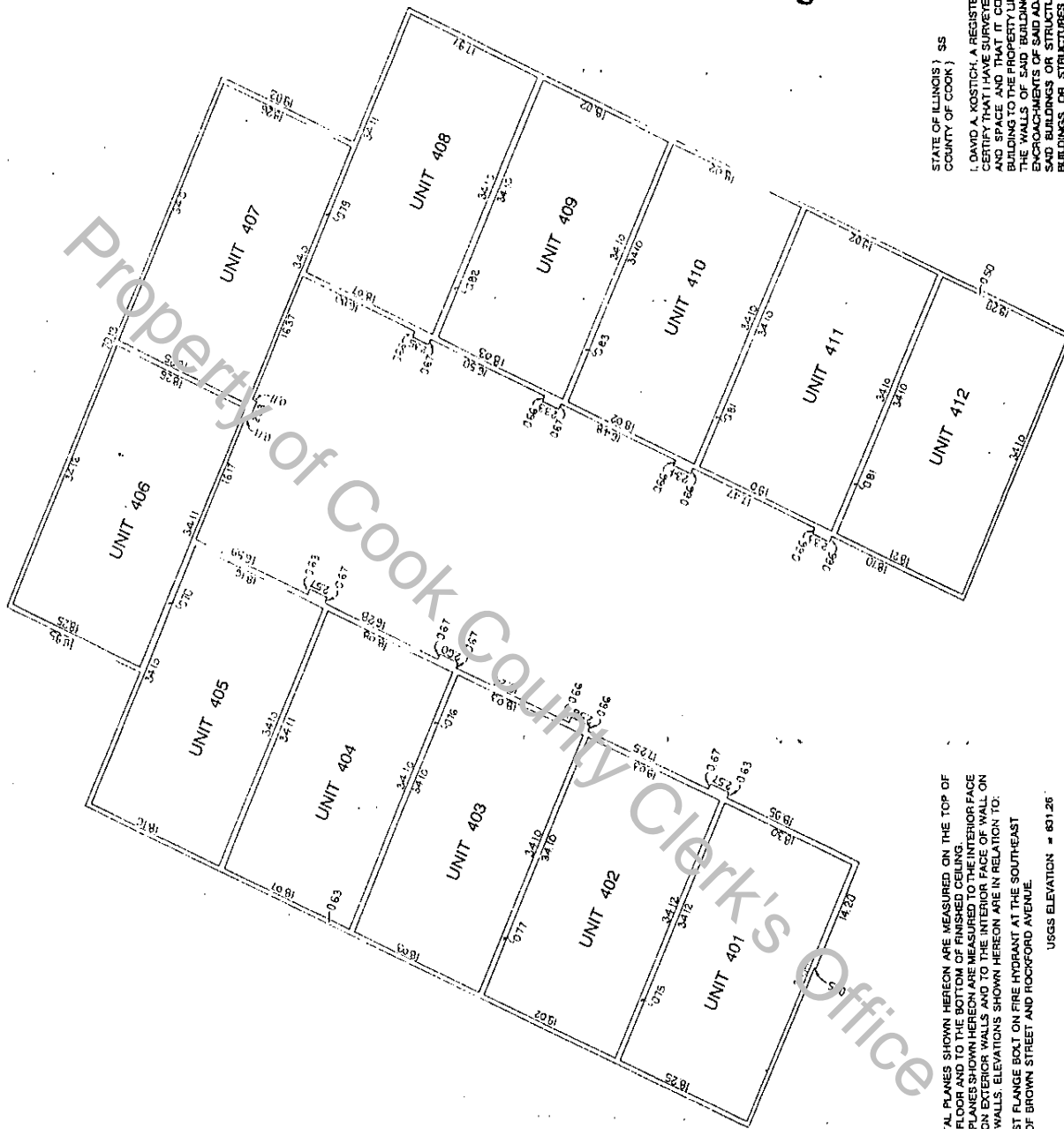
I, DAVID A. KOSTICH, A REGISTERED ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LAND, PROPERTY AND SPACE AND THAT IT CORRECTLY SHOWS THE RELATION OF THE BUILDING TO THE PROPERTY LINES OF THE LAND INDICATED HEREON, THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF SAID ADJOINING BUILDINGS OR STRUCTURES ONTO SAID BUILDINGS OR STRUCTURES. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DATED THIS 6TH DAY OF JUNE A.D. 1988

David A. Kostich
REGISTERED ILLINOIS LAND SURVEYOR #2771

99721495

Certified Survey Co.
Plat of Survey

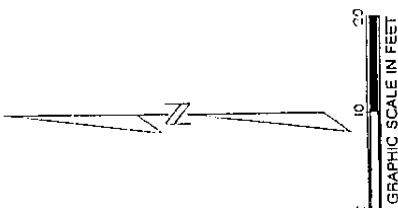
Phone (773) 775-7755 5740 N. Elston Ave. Chicago, Illinois 60646 Fax (773) 775-2855



HORIZONTAL PLANES SHOWN HEREON ARE MEASURED ON THE TOP OF FINISHED FLOOR AND TO THE BOTTOM OF FINISHED CEILING. VERTICAL PLANES SHOWN HEREON ARE MEASURED TO THE INTERIOR FACE OF WALL ON EXTERIOR WALLS AND TO THE INTERIOR FACE OF WALL ON INTERIOR WALLS. ELEVATIONS SHOWN HEREON ARE IN RELATION TO: SOUTHEAST FLANGE BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF BROWN STREET AND ROCKFORD AVENUE.

USGS ELEVATION = 601.26

UPPER ELEVATION = +562.94 ON THIS PAGE ONLY
LOWER ELEVATION = +453.83 ON THIS PAGE ONLY



3rd FLOOR

ORDER NO. 9932
EXHIBIT D-1
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