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AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS, COVENANTS
AND BY-LAWS, FOR THE
ELSTON COMMONS
CONDOMINIUM

99895741

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1999-09-22 08:55:19
Cook County Recorder 29.00



99895741

This Second Amendment ("Second Amendment") to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Elston Commons Condominium dated on June 29, 1999 ("Declaration") is made and entered into this 21st day of September, 1999, by John Wronkiewicz (hereinafter referred to as the "Declarant").

WITNESSETH:

- A. The Declarant executed the Declaration on June 29, 1999.
- B. The Declaration, recorded with the Cook County Recorder of Deeds on July 8, 1999, as document number 99654477, submitted the property as legally described on Exhibit "A", which is attached hereto and made a part hereof (the "Property"), to the provisions of the Illinois Condominium Property Act.

NOW, THEREFORE, the Declaration is hereby amended as follows:

- Alteration of Exhibit "C" of the Declaration. Declarant hereby deletes Exhibit "C" of the Declaration, and inserts in its place the revised Exhibit "C" attached hereto and made a part hereof, which accurately reflects the assignment of parking spaces to the Units at the Property.
- Percentage Ownership of the Common Elements. The amended Exhibit "C" does not affect the Percentage Ownership of the Common Elements for all Units at the Property.
- Liens for Assessments. The recording of this Amendment to the Declaration shall not alter or affect the amount of any lien for assessments due from the owner of any Existing Unit prior to recording.

MAIL TO: Eric G. Patt, Esq.
Robbins, Salomon & Patt, Ltd.
25 E. Washington Street, Suite 1000
Chicago, Illinois 60602

BOX 333-CTT

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4. Survival. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

5. Declarant Exculpation. This Amendment is executed by JOHN WRONKIEWICZ, as Declarant as aforesaid, in the exercise of power and authority conferred upon and vested in it as such Declarant. It is expressly understood and agreed by every person, firm, or corporation hereafter claiming any interest under this Amendment that said Declarant as aforesaid, and not personally, has joined in the execution of this Declaration for the sole purpose of subjecting the Property to the terms of this Amendment.

IN WITNESS WHEREOF, JOHN WRONKIEWICZ, as Declarant as aforesaid, has executed this Amendment this 21st day of September, 1999.

John Wronkiewicz

JOHN WRONKIEWICZ

State of Illinois)
) ss
County of Cook)

I, Eric G. Patt, a Notary Public in and for said County and State, do hereby certify that JOHN WRONKIEWICZ, personally known to me to be the same person whose name is subscribed to the foregoing Certificate as JOHN WRONKIEWICZ, appeared before me this day in person and acknowledged that he signed and delivered said Certificate as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of September, 1999.



Eric G. Patt

Notary Public

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EXHIBIT A

99895741

PROPERTY LEGAL DESCRIPTION

LOT 1 IN BLOCK 6 OF FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-204-034

Common Address: 2340 North Elston Avenue, Chicago, Illinois

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EXHIBIT B

CONSENT OF MORTGAGEE

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MIDWEST BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the state of Illinois, holder of a mortgage on the Property dated July 31, 1998 and recorded July 31, 1998 as Document No. 98674778 (the "Mortgage"), hereby consents to the execution and recording of the foregoing Amendment to the Declaration of Condominium Ownership and agrees that such Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, MIDWEST BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the state of Illinois, has caused this Consent of Mortgage to be signed by its duly authorized officers on its behalf; all done at Melrose Park, Illinois on this 16th day of September, 1999.

MIDWEST BANK AND TRUST COMPANY,
an Illinois corporation

By: *[Signature]*
Its: Executive Vice President

ATTEST:

[Signature]
Its: Assistant Vice President

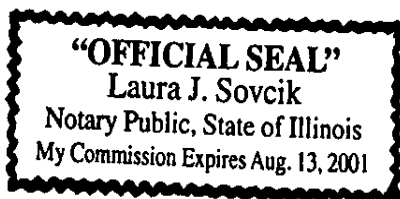
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Laura J. Sovcik, a Notary Public in and for said County and State, do hereby certify that Sheldon Bernstein and Shirley Mattsey, the Executive Vice President and Assistant Vice President, respectively of MIDWEST BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the state of Illinois, as such Executive Vice President and Assistant Vice President, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 16th day of September, 1999.

[Signature]
NOTARY PUBLIC

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EXHIBIT C

PERCENTAGE OF OWNERSHIP

<u>UNIT</u>	<u>PARKING SPACE</u>	<u>PERCENTAGE OF OWNERSHIP</u>
1-F	P5	16%
2-F	P4	21%
2-R	P1	21%
3-F	P2	21%
3-R	P3	<u>21%</u>
	TOTAL	100%

Property of Cook County Clerk's Office