

THIS INSTRUMENT  
PREPARED  
BY AND SHOULD BE  
RETURNED TO:

RETURN TO: [Redacted]  
TICOR TITLE INSURANCE  
203 N. LaSALLE, STE. 1400  
CHICAGO, IL 60601-1370  
457646

11003-0000  
8500/0134 02 001 Page 1 of 4  
2001-01-12 15:06:26  
Cook County Recorder 59.00

Brian Meltzer  
MELTZER, PURTILL & STELLE  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60J 73-5431  
(847) 330-2400

PINs: 17-16-118-001  
17-16-118-002  
17-16-500-035-8001  
17-16-500-035-3002

**EXHIBIT ATTACHED**  
ABOVE SPACE FOR RECORDER'S USE ONLY

05930\052\0025.415

01/09/01

**SPECIAL AMENDMENT NO. 1 TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
CAPITOL HILL LOFTS CONDOMINIUM AND PROVISIONS  
RELATING TO COMMERCIAL PROPERTY**

This Special Amendment is made and entered into by Capitol Hill Lofts, Inc., an Illinois corporation ("Declarant").

RECITALS

Declarant recorded the Declaration of Condominium-Ownership for Capitol Hill Lofts Condominium and Provisions Relating to Commercial Property on July 3,2000, in Cook County, Illinois as Document No. 00494269 (the "Declaration"). The Declaration has been amended by the recording of a Supplemental Declaration pursuant to Section 8.01 of the Declaration. The Declaration is recorded with respect to the Premises .described in Exhibit A hereto.

Pursuant to Section 12.01 of the Declaration, the Declarant reserved the right and power to record a Special Amendment to the Declaration to correct errors, omissions, or inconsistencies in the Declaration or any Exhibit, Supplement or Amendment thereto. Declarant intended to reserve the right-to change the designation of a Parking Space assigned to Units owned by the Declarant to a Commercial Property Reserved Parking Space, and vice versa. Declarant has discovered it did not clearly reserve this right in the Declaration. Declarant desires to amend the Declaration pursuant to Section 12.01 to correct this omission. Also, Declarant has discovered that a Parking Space was omitted from the Plat.

Accordingly, the Declarant hereby amends and corrects the Declaration as follows:

RECORDING FEE 59  
DATE 1-12-01 COPIES 0  
BY [Signature]

1. A new Subsection 3.25(c) is hereby added to the Declaration to read as follows:

"(c) Until such time as the Declarant no longer holds title to a portion of the Premises, the Declarant reserves the right and power to amend the Plat to (i) designate a Parking Space assigned to a Unit owned by the Declarant as a Commercial Property Reserved Parking Space or (ii) if the Declarant is still the Commercial Property Owner, designate a Commercial Property Reserved Parking Space as a Limited Common Element appurtenant to a Unit."


2. The Plat which is attached as Exhibit C to the Declaration, as amended and supplemented, is hereby corrected and amended by replacing Amended Page 2 of 9 to the Plat, which was originally Recorded as part of Exhibit C to the Declaration with Corrected Amended Page 2 of 11 which is attached hereto.

3. As amended and corrected hereby, the Declaration is ratified and confirmed and shall continue in full force and effect.

Dated: January 10, 2001

**DECLARANT:**

**CAPITOL HILL LOFTS, INC., an Illinois  
corporation**


By   
its President

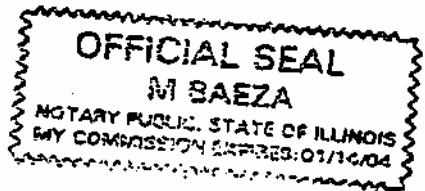
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STATE OF ILLINOIS            )  
  )ss.   **10033038**  
COUNTY OF \_\_\_\_\_)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maurice Sanderman, the President of Capitol Hill Lofts, Inc., personally known to be 10 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 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 10 day of January, 2001.

  
\_\_\_\_\_  
Notary Public



CONSENT OF MORTGAGEE

10033038

Corus Bank, N.A., as holder of a mortgage dated June 30, 1999, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on July 15, 1999, as Document No. 99678976, with respect to the Premises, hereby consents to the recording of this Declaration to which this Consent is attached and agrees that its mortgage shall be subject to the terms of this Declaration.

Dated: January ,2001

CORUS BANK, N.A.

By: Daniel Farkas  
Its: AVP

ATTEST:

By: Cathy Sucich  
Its: Commercial Loan Officer

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County and State, do hereby certify that Daniel V. Farkas and Cathy Sucich, respectively, of Corus Bank, N.A. as such A.V.P. and Commercial Loan Office 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 Corus Bank, NA, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of January, 2001.

Rose Odesho  
Notary Public

My Commission Expires: \_\_\_\_\_



**EXHIBIT A TO SPECIAL AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
CAPITOL HILL LOFTS CONDOMINIUM**

The Premises

PARCEL 1:

THAT PART OF LOTS 1, 4 AND THE NORTH 1/2 OF LOT 5 (EXCEPT THE SOUTH 4.92 FEET OF SAID NORTH 1/2 OF LOT 5 AND EXCEPT THE EAST 9 FEET OF ALL OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 28 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

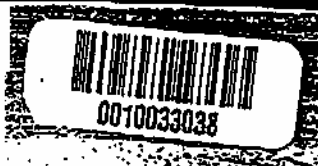
PARCEL 2:

THAT PART OF LOT 5 IN THE SUBDIVISION OF BLOCK 28 OF SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH LINE OF THE SOUTH 4.92 FEET OF THE NORTH 1/2 OF SAID LOT 5,(EXCEPT THE EAST 9.00 FEET OF SAID LOT 8 TAKEN FOR ALLEY;

ALSO

THAT PART OF LOT 8 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 20.23 FEET; THENCE EAST TO A POINT IN THE EAST LINE OF SAID LOT, 21.5 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH ON THE EAST LINE OF SAID LOT, 21.5 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF THE BEGINNING, (EXCEPT THE EAST 9.00 FEET OF SAID LOT 8 TAKEN FOR ALLEY), ALL IN THE SUBDIVISION OF BLOCK 28 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION- 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**EXHIBIT ATTACHED**



1-12-01  
**EXHIBIT**

**ATTACHED TO**

0010033038

**DOCUMENT NUMBER**

BOX 15

**SEE PLAT BOOK**

LEVENFELD PEARLSTEIN

MARK D.PEARLSTEIN  
(312) 456-0520  
MPEARLSTBN@LPLEGAL.COM

VIA MESSENGER DELIVERY

July 10, 2001

Mr. Ron Lagowski  
City of Chicago  
Map Department - Room 434  
118 North Clark Street  
Chicago, Illinois 60602

Re: Capitol Hill Lofts Condominium Association (625 West Jackson, Chicago) T1F / Real Estate Taxes

Dear Mr. Lagowski:

You have been discussing with Brian Meltzer, counsel for Chicago Urban Properties, Inc., the real estate taxes for the Capitol Hill Lofts Condominium Association at 625 West Jackson, Chicago. As you recall, a portion of this property is located in a Tax Increment Financing (TIF) district. With two separate tax parcels, the Cook County Assessor was reluctant to issue separate tax bills for each unit.

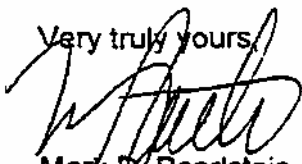
Following discussions with Mr. Meltzer, the Board of Directors accepted Mr. Meltzer's suggestion to remove the TIF property from the Common Elements of the condominium parcel and then separately convey that area to the Association.

Accordingly, these steps were taken by the following enclosed documents:

1. Special Amendment No. 2 to Declaration of Condominium Ownership for Capitol Hill Lofts Condominium, which is recorded with the Recorder of Deeds of Cook County, Illinois, as Document No. 0010545233, which removed the TIF District Property from the Condominium Association; and
2. Quit Claim Deed recorded as Document No. 0010547716, which then separately conveyed the TIF Property to the Association.

We hope that the enclosed documents will facilitate the issuance of one tax bill for each unit in the Association.

Very truly yours,



Mark D. Pearlstein  
MDP/mlp

Enclosures

cc: Mr. Brian Meltzer (W/Encls.)  
Mr. Craig Lederer (W/Encls.)  
Mr. David Harris (W/Encls.)