

25000550WF 112

This instrument prepared by
(and after recording return to):

W. Roger Carlson, Jr.
Krieg DeVault LLP
33 N Dearborn, Suite 1140
Chicago, Illinois 60602

Permanent Tax Index Number:
03-07-100-013-0000

Property Address:
3105-3135 North Frontage Road,
Arlington Heights, Illinois 60004



2509408026

Doc# 2509408026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
MONICA GORDON

COOK COUNTY CLERK'S OFFICE

DATE: 4/4/2025 1:35 PM

PAGE: 1 OF 12

(Space above line reserved for recording information.)

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
ENTERPRISE OFFICE CENTER CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM (this "First Amendment") is made and entered into this fourth day of March, 2025, by Enterprise Office Center Condominium Association, an Illinois not-for-profit corporation, having its principal place of business at 3105-3135 North Frontage Road, Arlington Heights, Illinois 60004 (the "Association").

RECITALS

WHEREAS, the Association did previously prepare and record that certain Declaration of Condominium of Enterprise Office Center Condominiums dated May 19, 2009, and recorded with the Cook County Recorder's office on May 21, 2009, as document number 0914118000 (the "Declaration"), for the property located at 3105-3135 North Frontage Road, Arlington Heights, Illinois 60004, described on Exhibit B of the Declaration; and

WHEREAS, the Association has approved the subdivision of Unit 4 of Building 3125, which owns three and eight hundredths of a percent (3.08%) of the ownership interests of the Common Elements, into two separate Units with Unit 4 one and twenty-five hundredths of a percent (1.25%) of the ownership interests of the Common Elements and Unit 8 controlling one and eighty-one hundredths of a percent (1.81%) of the ownership interests of the Common Elements (the "Subdivision");

WHEREAS, Unit 6 of Building 3115 owns one and eighteen hundredths of a percent (1.18%) of ownership interests of the Common Elements, and Unit 7 of Building 3115 owns two and forty-nine hundredths of a percent (2.49%) of ownership interests of the Common Elements;

WHEREAS, the Association understands and approves the Subdivision will result in Unit 6 of Building 3115 to controlling one and nineteen hundredths of a percent (1.19%) of ownership interests of the Common Elements, and Unit 7 of Building 3115 controlling two and five tenths of a percent (2.50%) of ownership interests of the Common Elements (the "Reallocation");

WHEREAS, Section 31 of the Illinois Condominium Property Act allows the subdivision of units upon written consent of the Board of Directors of the Association;

RECORDING FEE 176.00
DATE 4-4-25 COPIES 42
OK BY RC

WHEREAS, the Board has issued that a Unanimous Written Consent of the Board of Directors of the Association approving the Subdivision and this First Amendment;

WHEREAS, the Association intends to amend the Declaration in certain respects; and

WHEREAS, Association hereby declares that the real property described above is, and shall be held, transferred, sold and conveyed subject to the covenants, conditions and restrictions set forth in the Declaration, and in this First Amendment thereto, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each owner thereof.

NOW, THEREFORE, Association declares as follows:

1. **Definitions.** All of the defined terms set forth herein shall have the same meaning as set forth in the Declaration, unless specifically stated to the contrary herein, or if the context clearly requires a different construction or meaning.
2. **Exhibit B.** Exhibit B of the Declaration is amended to read as provided on Exhibit B attached hereto.
3. **Exhibit C.** Exhibit C of the Declaration is amended to read as provided on Exhibit C attached hereto.
4. **Exhibit D.** Exhibit D of the Declaration is amended to read as provided on Exhibit D attached hereto.
5. **Ratification.** The Declaration, as modified by this First Amendment, remains in full force and effect and is hereby ratified and confirmed.

[Signature page follows.]

IN WITNESS WHEREOF, the Association has caused this Instrument to be executed on its behalf by its duly authorized Director, on the day and year first above written.

ASSOCIATION:

ENTERPRISE OFFICE CENTER CONDOMINIUMS ASSOCIATION,
an Illinois not-for-profit corporation

By: Timothy G. Beechick
Timothy G. Beechick, President

ATTEST:

By: Ron Lunt
Ron Lunt, Secretary

State of Illinois)
County of Lake) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Timothy G. Beechick and Ron Lunt, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth; and on their oath stated that they were duly authorized to execute said instrument.

GIVEN under my hand and notarial seal
this 28th day of February, 2025.

Mary Catherine Schroeder
Notary Public



EXHIBIT B

LEGAL DESCRIPTION

UNITS 1, 2, 3 AND 4 IN BUILDING #3105; UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BUILDING #3115; UNITS 1, 2, 3, 4, 5, 6 7 AND 8 IN BUILDING# 3125; AND UNITS 1 AND 2 IN BUILDING #3135 IN ENTERPRISE OFFICE CENTER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN ENTERPRISE OFFICE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED May 19, 2009, AS DOCUMENT NUMBER 0914118000, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXHIBIT C

UNIT OWNERS' PERCENTAGE INTERESTS IN THE COMMON ELEMENTS AND ALLOCATION OF UNRESERVED PARKING SPACES

<u>Building</u>	<u>Unit</u>	<u>Percentage Ownership in Common Elements</u>	<u>Reserved Parking Spaces Allocated</u>
3105			
	1	21.22%	Space #s 39,149-201, 220-248 & 14-17 (2 handicap) (total 85)
	2	1.95%	Space #s 1-4,9-11 & 12-13 (1 handicap) (total 8)
	3	5.03%	Space #s 20-38 & 18-19 (1 handicap) (total 20)
	4	9.61%	Space #s 124-148 & 5-8 (2 handicap) (total 27)
3115			
	1	6.30%	
	2	3.17%	
	3	3.04%	
	4	2.89%	
	5	1.85%	
	6	1.19%	
	7	2.50%	
	8	2.47%	
	9	4.98%	Space #s 88, 89, 301, & 302 (total 4)
	10	1.29%	
	11	1.53%	
3125			
	1	0.76%	
	2	0.76%	
	3	1.51%	
	4	1.25%	
	5	1.56%	
	6	2.32%	
	7	2.25%	
	8	1.81%	
3135			
	1	8.34%	
	2	10.42%	
Total		100%	

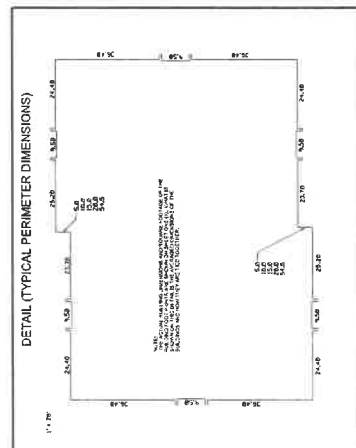
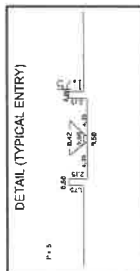
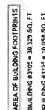
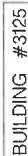
Total Reserved Spaces (including Handicap)= 144
Total Unreserved Spaces (including Handicap)= 163

EXHIBIT D

PLAT OF CONDOMINIUM

[See attached.]

STATE OF ILLINOIS
COUNTY OF DUPAGE) 65



THIS PLAT IS BEING RECORDED IN COMPLIANCE WITH THE
ILLINOIS CONDOMINIUM PROPERTY ACT

[illegible]

STATE OF ILLINOIS)
COUNTY OF DUKE) ss

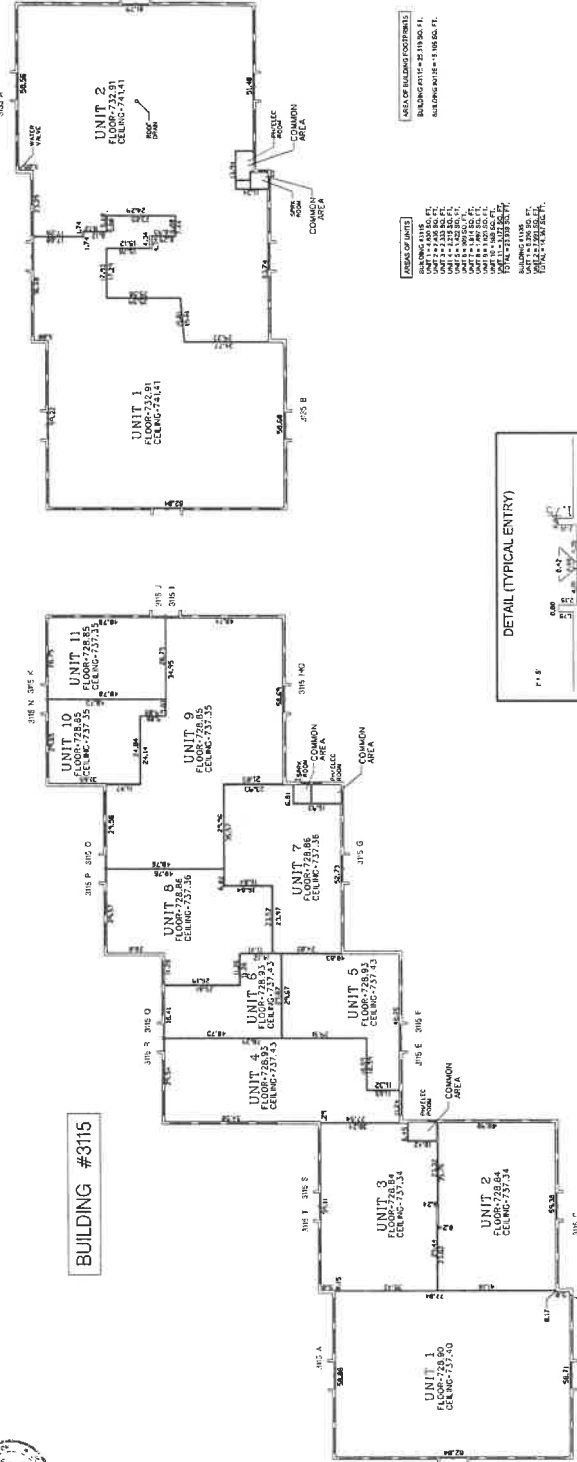
THIS IS TO CERTIFY THAT WEBSTER WRIGHT AND ASSOCIATES, INC. HAVE PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, LOCATED IN THE TOWNSHIP OF _____ AND COUNTY OF _____, SAID BUILDING BOTH HORIZONTALLY AND VERTICALLY AS A CONDOMINIUM, AS SHOWN ON THE ATTACHED PLATS, WHICH ARE A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

WITNESSES ARE SIGNED, IN DEED AND DECLARED, THIS 08

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 20TH DAY OF
 FEBRUARY, A.D., 2021.

187. *Wm. H. McGee*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 434
LICENSE EXPIRES: NOVEMBER 30, 2034
WEBSTER, MAGNATH AND ARLING, L.T.O.
200 MANCHESTER ROAD, BLOC A, SUITE 203
WILMINGTON, ILLINOIS 60187
30-660-7100

BUILDING #3135



AREA OF BUILDING FOOTPRINTS
BUILDING #3112 = 25,319 SQ. FT.
BUILDING #3113E = 8,105 SQ. FT.

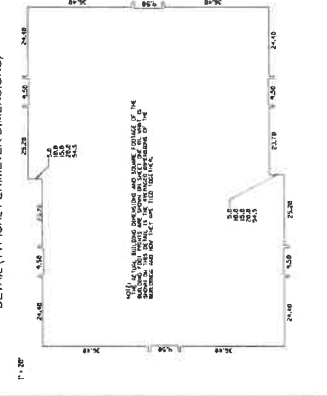
AREAS OF UNITS	
SURCHING	3315
UNIT 1	4300 SQ. FT.
UNIT 2	2436 SQ. FT.
UNIT 3	2333 SQ. FT.
UNIT 4	2219 SQ. FT.
UNIT 5	1422 SQ. FT.
UNIT 6	3091 SQ. FT.
UNIT 7	1814 SQ. FT.
UNIT 8	1997 SQ. FT.
UNIT 9	1921 SQ. FT.
UNIT 10	1469 SQ. FT.
UNIT 11	1317 SQ. FT.
TOTAL	22339 SQ. FT.

BUILDING #108	
UNIT 1	5396 SQ. FT.
UNIT 2	1909 SQ. FT.

DETAIL (TYPICAL ENTRY)



DETAIL (TYPICAL PERIMETER DIMENSIONS)



THIS PLAT IS BEING RECORDED IN COMPLIANCE WITH THE
III INQIS CONDOMINIUM PROPERTY ACT.



State	Responsible	4	FIRST AMENDMENT TO CONDOMINIUM SURVEY 11047 Sun 3102133 WILCO ROAD ARLINGTON HEIGHTS, IL APR 2007/02/08 NAME: JOHN A. HUBBARD NAME: JOHN A. HUBBARD FRUIT # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811,
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COOK COUNTY CLERK

EXHIBIT

ATTACHED TO DOCUMENT



2509408026

Doc# 2509408026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

MONICA GORDON

COOK COUNTY CLERK'S OFFICE

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3 exhibit

176.00

IMAGES STORED IN PLAT DATABASE