FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 801 SOUTH PLYMOUTH COURT

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURNED TO:

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SUITE 1300
CHICAGO, ILLINOIS 60602

AMENDMENT TO BY-LAWS OF MASTER ASSOCIATION

THIS AMENDMENT TO BY-LAWS OF MASTER ASSOCIATION is made as of this _____24th_____ day of __March, 2004_____,

RECITALS

A.   Unless otherwise defined herein, all capitalization terms used herein shall have the meanings contained in Declaration of Covenants, Conditions, Restrictions and Easements for 801 South Plymouth Court, Chicago, Illinois dated as of the 18th day of February, 1983 and recorded in the office of the Cook County Recorder of Deeds on October 13, 1983 as Document No. 26826098 (the " Declaration").

B.   Article XXXI of the Declaration contains By-Laws for the Master Association.

C.   Section 31.11 of Article XXXI of the Declaration provides that the By-Laws may be amended by the affirmative vote of sixty six and two-thirds percent (66 2/3%) of all of the votes of the members of the Master Association at a regular meeting or at any special meeting.

D.   At a meeting of the members of the Master Association duly called pursuant to proper notice and held on October 5, 1988, the members holding not less than sixty six and two-thirds percent (66 2/3%) of the votes adopted the amendments to the By-Laws hereinafter set forth.

NOW THEREFORE, the By-Laws are amended as follows:

1.   Section 31.4 (a) is amended by deleting the second sentence and substituting in lieu thereof the following:

> "Thereafter an annual meeting of the members shall be held on a date between January 1 and February 28 of each year as shall be designated by the Board, provided, however, that the members of the Board elected at the first annual meeting of the members shall serve until the 1989 annual meeting."

2.   The last two sentence of Section 31.6 (a) are hereby deleted and replaced with the following:

> "The members of the Master Board shall be selected in the following manner:

(a)   The presidents of 801 South Plymouth Court Apartment Condominium Association, 801 South Plymouth Court Townhome Association and 801 South Plymouth Court Garage Condominium Association (the " Condominium Associations"), during their respective terms in office shall each be a member of the Master Board and each is hereafter referred to as a "President-Director." In the event any such board president is unwilling to serve, then a member of the board of directors of his Condominium Association selected by a majority of the members of such board shall be a member of the Master Board for a term that will expire at the earlier of the next annual meeting of the Master Association or the date on which a new president of his Condominium Association is elected.

(b)   Prior to each annual meeting of the members of the Master Association, the board of directors of each Condominium Association shall elect from among the members of such Condominium Association one person to serve as a directors (an "Appointed Director") for a term commencing on the date of such annual meeting and expiring one year thereafter or when his successor shall be duly qualified. In the event that any member of the Master Board so appointed shall cease to be a member of his Condominium Association during his term as a member of the Master Board, the board of his Condominium Association shall elect a successor to serve for the unexpired portion of such member's term.

(c)   The remaining member of the Master Board (the "At Large Member") shall be elected at each annual meeting of the members of the Master Association by a majority of the votes cast at such meeting by the members and shall serve for a term of one year or until his successor is duly qualified. If no candidate for election as the At Large Member shall receive a majority of the votes, a run-off election shall be conducted between the two candidates receiving the highest number of votes and the candidate receiving the majority of the votes cast in such run-off election shall be elected as the At Large Member.

3.   Section 31.6 (h) is hereby deleted and the following is substituted in lieu thereof:

" (h) Vacancies occurring in the Master Board shall be filled as follows:

(i)   A vacancy in the directorship of a President-Director shall be filled by the board of directors of · his Condominium Association from the members of such board.   - 2

(ii)   A vacancy in the directorship of Appointed-Director shall be filled by the vote of the board of the Condominium Association that appointed such director from the members of such Condominium Association.

(iii)   A vacancy in the directorship of an At Large Director shall be filled by the majority vote of the Master Board.

(iv)   A director elected or appointed to fill a vacancy shall serve for the unexpired term of his predecessor in office."

4.   Except as hereby amended, the By-Laws shall remain unmodified and in full force and effect.

801 South Plymouth Court
Master Association

Attest:

By: _____
        Secretary

By: _____
        President

801 SOUTH PLYMOUTH COURT MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 25, 2004
6:00 PM
MINUTES

Pursuant to proper notice a meeting of the Board of Directors of the 801 South Plymouth Court Master Association was called to order on March 25, 2004 at 6:00 PM in the 801 South Plymouth Court Party Room with Thomas Reeves, President, presiding and Angela Jones-Moore recording the minutes. The following Board Members were present:

Thomas Reeves, President
Bonnie Amado, Treasurer
Michael Jungert, Secretary
Kenneth Calvin
Robert Long – Present Via Telephone Conference
Richard Ringer
Walda Sparks

Angela Jones-Moore, the Property Manager and Regina Gubic, the Account Supervisor represented Sudler Property Management.

MINUTES

Richard Ringer made a motion to approve the September 22, 2003 minutes; Bonnie Amado seconded the motion; Kenneth Calvin and Walda Sparks abstained and the motion was approved.

ACTION ITEMS

Robert Long made a motion to ratify and record the prior approved 1988 Amendment changing the way in which the members of the Master Board are selected as well as the composition of the Board. The Amendment was approved by 66 2/3 % of the membership at a Special Meeting held on October 5, 1988. Richard Ringer seconded the motion. Bonnie Amado and Walda Sparks voted nay. President Thomas Reeves called for a vote and the members voted 5 to 2 in favor of the motion, and the motion carried.

After an in-depth discussion, the Board decided that mulching would be done on the Plaza Deck area this year and the following year mulching would be done on the Street sides of the property.

Bonnie Amado made a motion to accept the Clarence Davids proposal for Landscaping Services at a cost not to exceed $15, 373.00. Richard Ringer seconded the motion and the motion was unanimously approved.

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Robert Long made a motion to have Tony Loden of STR Building Resources prepare the specifications and scope necessary for repairs to the Northwest Stairs at a cost not to exceed $5,000.00. Thomas Reeves seconded the motion and the motion was unanimously approved.

There being no further business to bring before the Board, a motion was made by Robert Long and seconded by Richard Ringer to adjourn the meeting. The motion was unanimously carried and the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Angela Jones-Moore

Angela Jones-Moore, Recording Secretary

DEARBORN PARK

MINUTES
801 SOUTH PLYMOUTH COURT MASTER ASSOCIATION
SPECIAL MEETING OF THE UNIT OWNERS

OCTOBER 5, 1988

The Special Meeting of the Unit Owners of the 801 S. Plymouth Court
Master Association, previously adjourned from August 24, 1988 and
September 21, 1988 due to lack of a quorum, was called to order by
Master Association President Robert Long at 6:30 p.m. In addition
to Mr. Long, Master Board members Owen Zidar, Joanne Pitulla and
Doug Florzak were present. Present on behalf of Management were
Jim Losik and Lynn Stephens of Draper & Kramer, Inc.

A quorum by proxy was present from each Association in the follwing
percentages:

Townhomes	91.1378
Garage	67.338
Condominiums	73.1963

The purpose of the meeting was approval of two proposed amendments to
the Operating Covenant, file #MSK02984D and MSK02057E, as per previous
notice provided to all unit owners.

Mr. Long, being the appointed agent for the proxies received, moved to
approve the two amendments. The motion was seconded by Mr. Zidar.

Mr. Long directed Management to advise the Association's attorneys to
proceed with the filing of the amendments as approved.

There being no further business to come before the meeting, it was
adjourned at 6:40 p.m.

Respectfully submitted,

Lynn Stephens
Property Manager

801 SOUTH PLYMOUTH COURT TOWNHOME CONDOMINIUM ASSOCIATION

17-16-419-008-1001

17-16-419-008-1002

17-16-419-008-1003

17-16-419-008-1004

17-16-419-008-1005

17-16-419-008-1006

17-16-419-008-1007

17-16-419-008-1008

17-16-419-008-1009

17-16-419-008-1010

17-16-419-008-1011

17-16-419-008-1012

17-16-419-008-1013

17-16-419-008-1014

17-16-419-008-1015

17-16-419-008-1016

17-16-419-008-1017

17-16-419-008-1018

17-16-419-008-1019

17-16-419-008-1020

17-16-419-008-1021

17-16-419-008-1022

801 SOUTH PLYMOUTH COURT APARTMENT CONDOMINIUM ASSOCIATION

PIN Nos.:

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17-16-419-007-1003	17-16-419-007-1055	17-16-419-007-1107	17-16-419-007-1159
17-16-419-007-1004	17-16-419-007-1056	17-16-419-007-1108	17-16-419-007-1160
17-16-419-007-1005	17-16-419-007-1057	17-16-419-007-1109	17-16-419-007-1161
17-16-419-007-1006	17-16-419-007-1058	17-16-419-007-1110	17-16-419-007-1162
17-16-419-007-1007	17-16-419-007-1059	17-16-419-007-1111	17-16-419-007-1163
17-16-419-007-1008	17-16-419-007-1060	17-16-419-007-1112	17-16-419-007-1164
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17-16-419-007-1011	17-16-419-007-1063	17-16-419-007-1115	17-16-419-007-1167
17-16-419-007-1012	17-16-419-007-1064	17-16-419-007-1116	17-16-419-007-1168
17-16-419-007-1013	17-16-419-007-1065	17-16-419-007-1117	17-16-419-007-1169
17-16-419-007-1014	17-16-419-007-1066	17-16-419-007-1118	17-16-419-007-1170
17-16-419-007-1015	17-16-419-007-1067	17-16-419-007-1119	17-16-419-007-1171
17-16-419-007-1016	17-16-419-007-1068	17-16-419-007-1120	17-16-419-007-1172
17-16-419-007-1017	17-16-419-007-1069	17-16-419-007-1121	17-16-419-007-1173
17-16-419-007-1018	17-16-419-007-1070	17-16-419-007-1122	17-16-419-007-1174
17-16-419-007-1019	17-16-419-007-1071	17-16-419-007-1123	17-16-419-007-1175
17-16-419-007-1020	17-16-419-007-1072	17-16-419-007-1124	17-16-419-007-1176
17-16-419-007-1021	17-16-419-007-1073	17-16-419-007-1125	17-16-419-007-1177
17-16-419-007-1022	17-16-419-007-1074	17-16-419-007-1126	17-16-419-007-1178
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17-16-419-007-1028	17-16-419-007-1080	17-16-419-007-1132	17-16-419-007-1184
17-16-419-007-1029	17-16-419-007-1081	17-16-419-007-1133	17-16-419-007-1185
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7-16-419-007-1052	17-16-419-007-1104	17-16-419-007-1156	

0000'1840'PINNOS DOC

CONDOMINIUM 17-
SOUTH PLYM⊕UTH COUR
te: *Entire Garage parcel*
c. Oct. 18, 1983
  Dec. 27, 1983

16-419-006
IT GARAGE CONDOMINIUM
l lies below elev. +26.0 C.C.D.
  Doc. 26826099
  "   26908217.

CONDOMINIUM 17-16-419-00
801 S. PLYMOUTH COURT APARTME
Note: Apartment parcel lies a
+26.67 C.C.D., together with a s
lying below +26.00 C.C.D. (see C
Rec. Oct. 18, 1983 .   Doc.

UNIT	UNIT		UNIT	UNIT		UNIT	UNIT	
)01 = 1001	P105 = 1105		P209 = 1209	P314 = 1313		101 = 1001	417 = 1067	E
)02 = 1002	P106 = 1106		P210 = 1210	P315 = 1314		102 = 1002	418 = 1068	E
103 = 1003	P107 = 1107		P211 = 1211	P316 = 1315		103 = 1003	419 = 1069	E
104 = 1004	P108 = 1108		P212 = 1212	P317 = 1316		104 = 1004	420 = 1070	E
)05 = 1005	P109 = 1109		P213 = 1213	P318 = 1317		105 = 1005	421 = 1071	E
)06 = 1006	P110 = 1110		P214 = 1214	P319 = 1318		106 = 1006	501 = 1072	l
)07 = 1007	P111 = 1111		P215 = 1215	P320 = 1319		107 = 1007	502 = 1073	l
108 = 1008	P112 = 1112		P216 = 1216	P321 = 1320		108 = 1008	503 = 1074	
)09 = 1009	P113 = 1113		P217 = 1217	P322 = 1321		201 = 1009	504 = 1075	
)10 = 1010	P114 = 1114		P218 = 1218	P323 = 1322		202 = 1010	505 = 1076	
)11 = 1011	P115 = 1115		P219 = 1219	P324 = 1323		203 = 1011	506 = 1077	l
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059 = 1059	P163 = 1163		P267 = 1267					

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79	P183 = 1183	P287 = 1287	P392 = 1391			
80	P184 = 1184	P288 = 1288	P393 = 1392			
081	P185 = 1185	P289 = 1289	P394 = 1393			
082	P186 = 1186	P290 = 1290	P395 = 1394			
083	P187 = 1187	P291 = 1291	P396 = 1395			
084	P188 = 1188	P292 = 1292	P397 = 1396			
085	P189 = 1189	P293 = 1293	P398 = 1397			
086	P190 = 1190	P294 = 1294	P399 = 1398			
087	P191 = 1191	P295 = 1295	P400 = 1399			
088	P192 = 1192	P296 = 1296	P401 = 1400			
089	P193 = 1193	P297 = 1297	P402 = 1401			
090	P194 = 1194	P298 = 1298	P403 = 1402			
091	P195 = 1195	P299 = 1299	P404 = 1403			
092	P196 = 1196	P300 = 1300	P406 = 1404			
093	P197 = 1197	P301 = 1301	P407 = 1405			
094	P198 = 1198	P302 = 1302	P408 = 1406			
095	P199 = 1199	P303 = 1303	P409 = 1407			
096	P200 = 1200	P304 = 1304	P410 = 1408			
097	P201 = 1201	P305 = 1305	P411 = 1409			
098	P202 = 1202	P306 = 1306	P412 = 1410			
099	P203 = 1203	P307 = 1307	P413 = 1411			
100	P204 = 1204	P308 = 1308	P414 = 1412			
101	P205 = 1205	P309 = 1309	P415 = 1413			
102	P206 = 1206	P311 = 1310	P416 = 1414			
103	P207 = 1207	P312 = 1311	P417 = 1415			
104	P208 = 1208	P313 = 1312	P418 = 1416			

CONDOMINIUM   17-16-419-008
801 S. PLYMOUTH COURT TOWNHOME CON...
Note: Townhome parcel lies above elev. +26...
Rec. Oct. 18, 1983   Doc. 26824...

UNIT	UNIT	UNIT	UNIT
A = 1001	G = 1007	M = 1013	R = 18
B = 1002	H = 1008	N = 1014	S = 19
C = 1003	I = 1009	O = 1015	T = 46
D = 1004	J = 1010	P = 1016	U = 21
E = 1005	K = 1011	Q = 1017	V = 22
F = 1006	L = 1012		

Legal Description

Lot 1, together with that part of Lot 2, lying North of a straight line drawn perpendicular to the West line of said Lots 1 and 2 at a point 155.33 feet (measured along said West line of Lot 2), North from the Southwest corner of said Lot 2, all in Block 1 in Dearborn Park Unit No. 1, being a Resubdivision of Sundry Lots and vacated streets and alleys in and adjoining Blocks 127 to 134, both inclusive, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. ALSO: all that part of vacated S. Plymouth Court, lying West of and adjoining Lot 1 in Block 1 of Dearborn Park Unit No. 1, aforesaid, passed by ordinance by City Council, City of Chicago, January 14, 1982 and recorded in the Office of the Recorder, Cook County, Illinois, April 7, 1982, as Document No. 26195377.