

UNOFFICIAL COPY

# EXHIBIT

ATTACHED TO

00003382

DOCUMENT NUMBER

SEE PLAT BOOK

1-3-99

**Amendment to Declaration  
of Condominium  
Ownership and of  
Easements, Covenants,  
Restrictions, and Bylaws  
For The 514-516 West  
Grant Place Condominium  
Association**



EXHIBIT ATTACHED

After Recording, return to:  
Box 234

*This space reserved for Recorder's use only.*

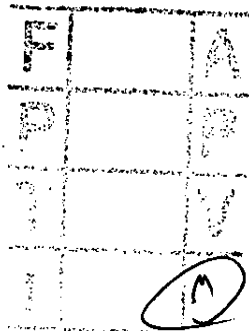
THIS AMENDMENT is made and entered into by The 514-516 West Grant Place Condominium Association (the "Association"), an Illinois not-for-profit corporation.

**WITNESSETH**

WHEREAS, pursuant to the Declaration of Condominium Ownership and Easements, Covenants, Restrictions, and Bylaws for The 514-516 West Grant Place Condominium Association dated September 9, 1982 (the "Declaration"), as recorded with the Recorder of Deeds of Cook County, Illinois, on September 24, 1982, as Document Number 27008180, AETNA Bank (the "Trustee"), Trustee under Trust Agreement dated May 10, 1981, and known as Trust Number 10-2826, submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), under the name "The 514-516 West Grant Place Condominium" (the "Condominium"), the Units created thereby and each of their respective shares of the Common Elements are legally described on EXHIBIT A which is attached hereto and made a part hereof; all initially capitalized terms used but not defined herein shall have the meanings respectively ascribed to them in the Declaration;

WHEREAS, the Trustee has conveyed all of the Units in the Condominium, and the Association is exclusively responsible for the management and administration of the Condominium;

WHEREAS, the Condominium contains five (5) parking stalls consisting of three (3) enclosed stalls and two (2) outdoor stalls; however, the Plat originally attached as Exhibit A to the Declaration (the "Plat"), mistakenly only identifies the three (3) enclosed stalls and fails to identify the two (2) outdoor stalls, instead depicting a nonexistent deck in the place of the two (2) outdoor stalls;



DATE 1/3/00 COPIES 6  
OK JM 922

WHEREAS, the Developer as beneficiary of the Trustee had assigned the exclusive use of the two (2) outdoor stalls to the Unit Owners from time to time of Units 101 and 102, respectively;

WHEREAS, the Unit Owners of Units 101 and 102, respectively, have exclusively used the two (2) outdoor stalls from the date of the initial transfer of Units 101 and 102 by the Trustee;

WHEREAS, the Declaration and the Plat mistakenly omit any reference to the existence or use of the two (2) outdoor stalls;

WHEREAS, Section 27 of the Act provides that the Condominium may correct any omissions or errors in the Declaration or Bylaws by an amendment to the Declaration or Bylaws by a two-thirds vote of the members of the Board of Managers or by a majority vote of the Unit Owners at a meeting called for that purpose;

WHEREAS, a Special Meeting of the Unit Owners and Board of Managers took place on July 15, 1999, wherein the following resolution was adopted by a two-thirds (2/3) vote of the Unit Board of Managers and a majority of the Unit Owners:

BE IT RESOLVED that the Declaration of Condominium for the 514-515 West Grant Place Condominium be amended pursuant to Section 27 of the Illinois Condominium Property Act to correct an omission and error relating to the use of the two (2) outdoor parking stalls, to provide said outdoor parking stalls would be reserved for the exclusive use as limited common elements of Unit 101 (with respect to the parking space closest to the coachhouse) and Unit 102 (with respect to the parking stall closest to Unit 101;

WHEREAS, the Condominium has obtained corrected pages one (1) and three (3) of the Plat which correctly identifies and designates the two (2) outdoor stalls; and

WHEREAS, the Association desires to amend the Declaration pursuant to Section 27 of the Act to (i) correct the omissions and errors relating to the two (2) outdoor stalls, (ii) correct the Plat in order to accurately reflect the two (2) outdoor stalls, and (iii) confirm the assignment by the Developer of the two outdoor stalls as Limited Common Elements for the benefit of Unit 101 and Unit 102, respectively.

NOW THEREFORE, the Association pursuant to Section 27 of the Act, and for the purposes set forth above, hereby declares that the Declaration be and hereby is amended as follows:

1. The Plat originally attached to the Declaration as Exhibit A is hereby amended by substituting for pages one (1) and three (3) of the original Exhibit A the corrected pages one (1)

and three (3) of the Plat dated October 26, 1999 attached hereto as EXHIBIT B and made a part hereof.

2. The term "Enclosed Parking Stall" is added to Article One of the Declaration and inserted below the term "Developer" together with the following corresponding definition:

Means that area provided for the enclosed parking of an automobile as shown or referred to on the Plat.

3. The term "Outdoor Parking Stall" is added to Article One of the Declaration and inserted below the term "Enclosed Parking Stall" together with the following corresponding definition:

Means that area provided for the outdoor parking of an automobile as shown or referred to on the Plat.

4. The definition of "Parking Stall" is stricken, and replaced with the following definition:

Means the "Enclosed Parking Stall(s)" and "the Outdoor Parking Stall(s) collectively.

5. Article Three, Section Two, Paragraph B of the Declaration is amended as follows:

The Enclosed Parking Stalls and the Garage doors related thereto, and the Outdoor Parking Stalls shall be Limited Common Elements designated and identified on the Plat as Enclosed Parking Stalls 101 through 103, and Outdoor Parking Stalls 101A and 102A, as listed on Exhibit "A" attached hereto. One Enclosed Parking Stall is assigned to each Unit as shown on the attached Exhibit "A." The Outdoor Parking Stall identified as Unit 101A is assigned to Unit 101, and the Outdoor Parking Stall designated as Unit 102A is assigned to Unit 102. The Board shall be responsible for maintaining and repairing the Parking Stalls and the related Garage doors, and the costs shall be borne by each Unit Owner individually to which each Parking Stall is assigned. Each Unit Ownership shall include as a right and easement appurtenant thereto a grant of a perpetual and exclusive easement hereafter referred to as the "Garage Easement" consisting of the right to use for parking purposes the specific Parking Stall(s) referencing the identifying number which corresponds with the Unit bearing the same identifying number. The legal description of each said Parking Stall shall consist of the identifying number of such Parking Stall as shown on the Plat. Each deed, lease, mortgage or other instrument affecting a Unit Ownership shall include

# UNOFFICIAL COPY

the Garage Easement to the specific Parking Stall(s) so allocated and appurtenant thereto.

Any such deed, lease, mortgage or other instrument purporting to affect a Unit Ownership without also including the Garage Easement to the specific Parking Stall(s) expressly allocated to said Unit shall be deemed and taken to include the said Garage Easement to said Parking Stall(s) even though not expressly mentioned or described therein.

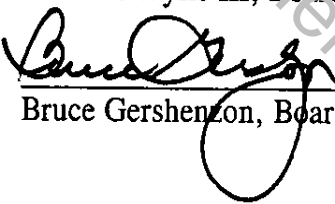
6. The Board is hereby authorized to take such steps as are necessary on behalf of the Condominium to ensure that the use of the Outdoor Parking Stalls is in conformance with this Amendment, including without limitation, the installation of signs indicating the exclusive rights of the owners of Units 101 and 102 to the use of the Outdoor Parking Stalls, provided that all costs associated therewith shall be borne exclusively by the owners of Units 101 and 102.

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

IN WITNESS WHEREOF the Condominium has caused its corporate seal to be affixed hereunder and caused its name to be signed in these presents by two-thirds of its Board of Managers, this 20<sup>th</sup> day of December, 1999.

The 511-516 West Grant Place  
Condominium Association

  
\_\_\_\_\_  
William Wylie III, Board Member

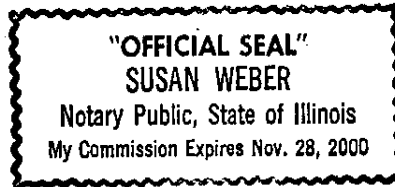
  
\_\_\_\_\_  
Bruce Gershenzon, Board Member

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William Wylie III, and Bruce Gershenzon, personally known to me to be two of the three Board Members of **The 514-516 West Grant Place Condominium Association**, and 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 as such Board Members, they signed and delivered the said instrument, pursuant to authority given by the Board of the 514-516 West Grant Place Condominium Association as their free and voluntary act, as the free and voluntary act and deed of said Association for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>o</sup> day of December, 1999.

Susan Weber  
Notary Public



This document was prepared by: Kubasiak, Cremieux, Fylstra, Reizen & Rotunno, 20 South Clark Street, Suite 2900, Chicago, Illinois 60603

# UNOFFICIAL COPY

## EXHIBIT A

Units 101, 102, and 103 in the 514-516 West Grant Place Condominium, as delineated on a Survey of the following described real estate:

Lots Twelve (12) and Thirteen (13), in Subdivision Block One (1) in Lay's Subdivision of Block Twelve (12) in the Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the Declaration of Condominium and recorded in the Recorder's Office as Document Number 27008180 together with their undivided percentage interest in the common elements.

Commonly known as :           Units 101, 102, and 103, 514-516 West Grant Place,  
Chicago, Illinois.

Permanent Index Numbers: 14-33-111-053-1001;14-33-111-053-1002; 14-33-111-053-1003

Unit	PIN	Percentage of Ownership	Number of Enclosed Parking Stalls	Number of Outdoor Parking Stalls
101	14-33-111-053-1001	40%	1	1
102	14-33-111-053-1002	40%	1	1
103	14-33-111-053-1003	20%	1	None

*≡ 100%*

Property of Cook County Clerk's Office