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Cook County Recorder 27.50



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**Mail to:**

Joshua Isenberg  
President  
The Wood Pointe Condominium Assoc.  
1266 N. Wood St.  
Chicago, IL 60622

**Prepared by:**

Joshua Isenberg, President  
The Wood Pointe Condominium Assoc.

**AMENDMENT TO**  
**DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**WOOD POINTE CONDOMINIUM**

THIS DECLARATION made and entered into this 15 day of JANUARY, 2001, by the Board of the Wood Pointe Condominiums on behalf of all of the Unit Owners of the Wood Pointe Condominiums, hereinafter referred to as the "Declarant" and is signed and acknowledged by all of the members of the Board and all of the Unit Owners;

WHEREAS, by a Declaration of Condominium recorded September 3, 1997 in the office of the Recorder of Deeds of Cook County, Illinois, as Document 97-644-394, F&C Building Co., Inc., an Illinois corporation and SM&C Building Co., Inc., an Illinois corporation, admitted certain real estate, as described thereto, to the provisions of the Illinois Condominium Property Act; and

WHEREAS, the Declarant now desires to amend Article III of the Declaration by adding the following:

1st AMERICAN TITLE order # 02010188

8. Roof Top Area

- a. The Unit Owner shall pay for all costs related to the construction, maintenance, repair and use of any improvement to his/her rooftop area limited common element.
- b. For all construction, repair and maintenance to the rooftop area limited common element improvements, the Unit Owner shall procure and deliver to the Board such lien waivers and contractor's or subcontractor's sworn statements from all mechanical or materialmen's lien claims that may arise therefrom.

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- c. The Unit Owners shall pay any increase in maintenance and repair costs to the Roof and insurance premium costs related to the improvements on the Roof.
- d. The Unit Owners shall indemnify, defend and hold harmless, including costs and attorneys fees, the Declarant, the Association, the Directors and the other Unit Owners from all claims, demands, suits, actions, causes of action, judgments, or decrees, which the Declarant, the Association, the Directors and the other Unit Owners may incur related to the improvements, including, but not limited to, failure to secure necessary permits from the appropriate governmental entity for the construction, maintenance, repair or use of the improvements.
- e. The current Wood Pointe Condominium Association master insurance policy which covers the garage rooftop decks and rooftop decks will continue to cover these areas after the date of this declaration.

WHEREAS, the Declarant now desires to amend Exhibit "D" as follows:

- 1. to change all units designated as Unit 1 to Unit A and to change all units designated as Unit 2 to Unit B;
- 2. to designate the garage roof top decks for 1266, 1268 and 1270 N. Wood as limited common elements for 1266-A, 1268-A and 1270-A, respectively; and
- 3. to designate the residential building roof top decks (residential structures) for 1266, 1268 and 1270 N. Wood as limited common elements for Units 1266-B, 1268-B and 1270-B, respectively.

THEREFORE, the Declarant does hereby amend the Declaration as stated herein:

- 1. All the Unit Owners, by the Declarant, consent to this amendment to the Declaration, pursuant to the power and provision set forth in Article XIX of the Declaration.
- 2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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NOW THEREFORE, the undersigned President of the Board of managers of the WOOD POINTE CONDOMINIUM, with the prior unanimous approval of all of the members of the Board and all unit owners, does hereby establish and memorialize the assignment of Limited Common Elements to specific units as set forth in this instrument.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Board have executed this Statement this 22 day of January, 2001.

WOOD POINTE CONDOMINIUM ASSOCIATION

By: [Signature]  
Its President

Attest: [Signature]  
Its Secretary

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Joshua M Isenberg and Phil J Lengle, personally known to me to be the President and Secretary, respectively, of the WOOD POINTE CONDOMINIUM ASSOCIATION, appeared before me this day in person and acknowledged that as such President and Secretary they signed and delivered to the above Statement as their free and voluntary act and as the free and voluntary act of the WOOD POINTE CONDOMINIUM ASSOCIATION, for the uses and purposes therein set forth and pursuant to their authority as President and Secretary of said Association.

Given under my hand and seal this 22 day of January 2001.



[Signature]  
Notary Public

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Units No. 1266 A and B, 1268 A and B, and 1270 A and B in Wood Pointe Condominium as delineated on a survey of certain property located in Block 2 of J. P. Clarkson's Subdivision of the East Five Acres of the South 25 Acres of the West Half of the North East Quarter of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium made by F & C Building Co., Inc., an Illinois Corporation, and SM & C Building Co., Inc., an Illinois Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document 97-644-394 as amended from time to time, together with an undivided percentage interest in the common elements.

PIN: 17 06 229 063 1001, 17 06 229 063 1002,  
17 06 229 063 1003, 17 06 229 063 1004,  
17 06 229 063 1005, 17 06 229 063 1006

COMMON ADDRESSES:

1266 A and B, 1268 A and B, and 1270 A and B N. Wood Street,  
Chicago, IL 60622

Property of Cook County Clerk's Office