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Cook County Recorder 67.00

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2001-07-23 10:09:23
Cook County Recorder 67.00

**THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDATION SHOULD BE
RETURNED TO:**



**One Gale Avenue Condominium Association
1 Gale Avenue
Unit #4B**

**River Forest, IL 60305-2000
Attn: James E. Devine, President**

Mail to:

THIRD AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
ONE GALE AVENUE CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for One Gale Avenue Condominium Association (hereafter the "Association"), which Declaration was recorded on August 1, 1990, as Document No. 90370224 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and a part thereof.

This amendment is adopted pursuant to the provisions of Article XIII, Paragraph A of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board") and signed and acknowledged by Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements of the Condominium and provided further that it contains an affidavit by the Secretary of the Association certifying that a copy of the change has been sent by certified mail to all lien holders of record against any Unit.

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RECITALS

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WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Unit Owners desire to amend the Declaration in order to place responsibility on the individual Unit Owners for the payment for repair or replacement of certain limited common elements set aside and allocated for the restricted use of particular units, to include those balconies on the north side of the condominium building serving the eight A and B units, as shown on the plat plan, external window and door panes and frames, and the terrace on the south side of the condominium building serving Unit 2D. The Association shall be responsible to approve plans for all repair or replacement of these limited common elements prior to execution of the work to enable the Board to control the amount and extent and character of change in those elements so that the appearance of the building is maintained and/or enhanced to protect the property values of the entire Association.

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed and acknowledged by Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements of the Condominium, and due notice having been provided to all lien holders of record against any Unit all in compliance with Article XIII, Paragraph A of the Declaration and Section 17 of the Act.

NOW THEREFORE, Article III Paragraph I of the Declaration of Condominium Ownership for One Gale Avenue Condominium is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by strike-outs):

1. "I. Limited Common Elements. Except as otherwise in this Declaration provided, the Limited Common Elements shall consist of all portions of the Common Elements set aside and allocated for the restricted use of particular Units. Without limiting the generality of the foregoing, the Limited Common Elements may include the following Common Elements: parking spaces, storage spaces, ~~roof decks, terraces,~~ and balconies if any, therein as lies outside the Unit boundaries as shown on the plat. The aforesaid Limited Common Elements are assigned or, in the case of Parking Spaces and Storage Spaces, will be assigned by Deed, to said Units to which they are an inseparable appurtenance. Certain Limited Common Elements such as Parking Spaces and Storage Areas specifically shall not be subject to separate assessments under the Act, subject however to Article V regarding damages caused by a Unit Owner. Other Limited Common Areas such as balconies attached to Units 2A, 2B, 3A, 3B, 4A, 4B, 5A, and 5B; terrace attached to Unit 2D; and external window and door panes and frames, shall be repaired and/or replaced only with the approval of the Association Board, and the cost thereof shall be charged back to the Unit Owner to which they are attached. However, if

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anytime before July 1, 2006 an entire limited common element set forth in the immediate previous sentence needs to be completely replaced, the cost shall be equally shared by the owner to which it is attached and the Condominium Association. After the replacement, or after July 1, 2006, whichever comes first, the entire cost will be back charged to the owner of the unit concerned. To assist in understanding the responsibility for repair or replacement of the north side balconies, each Owner concerned shall be charged back for the work done in repairing or replacing the floor and substructure of the balcony attached to that Unit Owner's unit, excluding the corner underpinning posts, which support that balcony and are common to several balconies, since they are considered major structural elements of the building. To assist in understanding the responsibility for repair or replacement of the terrace attached to Unit 2D, the owner concerned shall be responsible for maintaining the floor of the terrace. This will include repair or replacement of all roofing materials and flashing, caulking or sealing the perimeter and any other areas as needed to maintain a dry garage and concrete substructure. The concrete structure of the garage will remain the responsibility of the Condominium Association."

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

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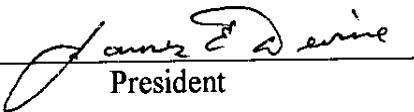
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SECTION 17 EXECUTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I JAMES E. DEVINE, am the President of the One Gale Avenue Condominium Association, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing Amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 19th day of July 2001

BY 
President

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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The undersigned is a (are) Unit Owners and member (s) of the One Gale Avenue Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below to hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Paragraph A of the Declaration.

EXECUTED this 19 day of July 2001

Paul J. Dunn
Owner's Printed Name

Paul J. Dunn
Owner's Signature

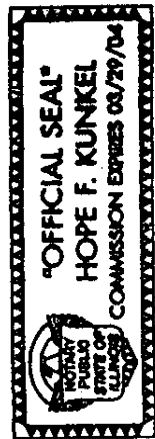
KATHRYN O. DUNN
Co-Owner's Printed Name

Kathryn O. Dunn
Co-Owner's Signature

Unit Address: One Gale Av. 2C
River Forest
Ill. 60305

Being owner(s) of Unit # 2C
in the One Gale Avenue Condominium
Association, and having 3.91%
ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING



Acknowledgement
(In A Representative Capacity)

This instrument was acknowledged before me on 19th July 2001 by

Paul & Kathryn Dunn
Name of Unit Owner(s) signing amendment above)

Hope F. Kunkel
Notary Public Signature

03/29/04

Acknowledgement
(In A Representative Capacity)

This instrument was acknowledged before me on _____ 2001 by _____

(Name)

(Type of authority; e.g., officer, trustee, etc.)

of _____
(Name of Unit Owner(s) on behalf of whom amendment was signed)

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned is a (are) Unit Owners and member (s) of the One Gale Avenue Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below to hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Paragraph A of the Declaration.

EXECUTED this 19 day of JULY 2001

BELLUOMINI, EDWARD S.
Owner's Printed Name

Edward S. Belluomini
Owner's Signature

BELLUOMINI, HELEN-JOAN
Co-Owner's Printed Name

Helen Joan Belluomini
Co-Owner's Signature

Unit Address: 1 GALE AVE.
RIVER FOREST, IL
60305

Being owner(s) of Unit # 2E
in the One Gale Avenue Condominium
Association, and having 3.91%
ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING



Acknowledgement
(In A Representative Capacity)

This instrument was acknowledged before me on 19th 2001 by July
Edward & Helen Belluomini

Name of Unit Owner(s) signing amendment above)
Hope F. Kunkel expires 03/29/04
Notary Public Signature

Acknowledgement
(In A Representative Capacity)

This instrument was acknowledged before me on _____ 2001 by _____
as _____
(Name) (Type of authority; e.g., officer, trustee, etc.)
of _____
(Name of Unit Owner(s) on behalf of whom amendment was signed)

Notary Public Signature)

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11/11/10

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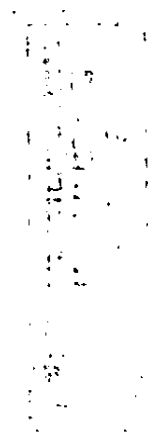
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CERTIFICATION AS TO UNIT OWNERS APPROVAL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, *Lael Wolzkiel*, state that I am the Secretary of the One Gale Avenue Condominium Association, an Illinois condominium, and as such Secretary and the keeper and custodian of the books and records of said condominium, I hereby certify that the persons whose names are subscribed to the foregoing instruments represent Unit Owners having at least seventy-five percent (75%) of the total ownership of the Common Elements of the condominium.

BY: *Lael Wolzkiel*
Secretary

DATE: *July 20*, 2001

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PERCENTAGE OF OWNERSHIP

UNIT NUMBER PERCENTAGE

2A	6.28
2B	6.28
2C	3.91
2D	4.62
2E	3.91
3A	6.28
3B	6.28
3C	3.91
3D	4.62
3E	3.91
4A	6.28
4B	6.28
4C	3.91
4D	4.62
4E	3.91
5A	6.28
5B	6.28
5C	3.91
5D	4.62
5E	3.91

TOTAL 100.00

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AFFIDAVIT OF NOTICE TO LIEN HOLDERS

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Paul Wojtkiel being first duly sworn on oath, depose and state that I am the Secretary of the One Gale Avenue Condominium Association, an Illinois condominium, and that pursuant to Article XIII Paragraph A of the Declaration of Condominium Ownership for said condominium, written notice of the foregoing amendment has been sent by certified mail to all lienholders of record against any Unit in the aforesaid condominium. The identity of said lienholders was obtained by reference to the insurance records of the condominium and by computerized tract searches.

Attached hereto is a list of all lienholders to whom written notice has been sent:

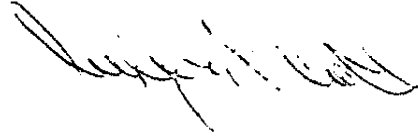
Paul Wojtkiel
Secretary

SUBSCRIBED AND SWORN to
Before me this 20th day
Of July 2001.

Hope F. Kunkel
Notary Public



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A handwritten signature in black ink, appearing to be "L. J. ...", located in the upper right quadrant of the page.

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LIST OF LIEN HOLDERS

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BANK OF AMERICA 602
THE NORTHERN TRUST COMPANY
RESOURCE BANCSHARES MORTGAGE GROUP
FIRST STAR BANK
CHARTER ONE MORTGAGE
FLEET MORTGAGE
ABN AMRO MORTGAGE
LIBERTY FEDERAL BANK
WELLS FARGO HOME MORTGAGE
OLD KENT MORTGAGE
THE NORTHERN TRUST COMPANY

COOK County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 7, LOT 8 (EXCEPT THE EAST 90.0 FEET OF THE NORTH 60.0 FEET) AND LOT 9 (EXCEPT THE EAST 90.0 FEET OF THE SOUTH 60.0 FEET AND EXCEPT THAT PART OF THE EAST 145.0 FEET OF LOT 9 WHICH LIES NORTH OF THE SOUTH 60.0 FEET THEREOF), IN BLOCK 7, IN GALE AND BLOCK'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos. 15-12-318 036-1001 through
15-12-318-036-1020

Commonly known as: One Gale Avenue
River Forest, Illinois 60305