

UNOFFICIAL COPY

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69 0054 03 001 Page 1 of 4
2001-08-14 11:56:53
Cook County Recorder 27.00

**FIRST AMENDMENT TO THE
DECLARATION OF TOWNHOUSE
OWNERSHIP AND BY-LAWS
FOR GRACELAND COURT
TOWNHOUSE ASSOCIATION**



This First Amendment to the Declaration of Townhouse Ownership and By-Laws for Graceland Court Townhouse Association is made and entered into this 14th day of June, 2001, by the Board of Directors of the Graceland Court Townhouse Association (hereinafter the "Board")

WITNESSETH:

The Board administers the property of the Graceland Court Townhouse Association, Chicago, Illinois pursuant to the Declaration for the property legally described on Exhibit A attached to and made part of this First Amendment;

The Declaration of Townhouse Ownership and By-Laws for Graceland Court Townhouse Association was originally recorded on the 11 day of DECEMBER, 1998, in Cook County, Illinois, with the Cook County Recorder of Deeds as Document No. 08128213, thus creating the Graceland Court Townhouse Association;

The Board and the Unit Owners desire to amend the Declaration to require monthly assessments rather than biannual payments to the Association.

Article XIV, Section 14.09 of the Declaration requires that: (i) the provisions of the Declaration may be amended by an instrument in writing setting forth such modifications; (ii) signed and acknowledged by the Board, Owners having at least three-fourths (3/4) of the total ownership in the common elements; (iii) that an affidavit by an officer of the Board certify that such mailing has been done no less than ten (10) days prior to the date of such affidavit; and (iv) that the Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois; and

The Amendment set forth has been signed by the Board and Owners having at least three-fourths (3/4) of the total ownership, and pursuant to the affidavit, attached hereto and made a part of hereof and marked Exhibit B, has been signed by the Secretary certifying that all mortgages having bona fide liens of record have been notified by certified mail of the Amendment herein.

27.00
8/14/01
JMM
4 pgs.

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NOW, THEREFORE, the Declaration hereby amended as follows:

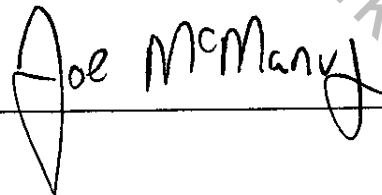
1. Article VIII, Sec. 8.1, paragraph 2, first sentence deleted in its entirety and the following is inserted in its stead:

"8.1. Annual Assessments":


- (a) On or before the first day of January following receipt of the budget and the first day of every subsequent month, each Parcel Owner shall pay to the Association, or as the Association may direct, one-twelfth (1/12) of the assessment made pursuant to this Section 8.1.
2. All remaining provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Board and Approving Unit Owners have duly executed this First Amendment on the day and year first above written.

BOARD OF DIRECTORS OF THE
GRACELAND COURT
TOWNHOUSE ASSOCIATION



APPROVING UNIT OWNERS

By: 

Terry Bertocci, President
Graceland Court Townhouse Association, their
Attorney-In-Fact

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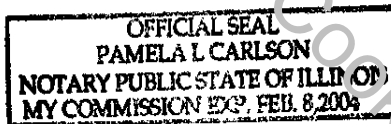
UNOFFICIAL COPY

0010745638

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Pamela L. Carlson, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Theresa Bertocci, Marie Frankel, Joe McManus, Colin Kovas and Rob Neville, personally know to me to be the same persons whose names are subscribed to the foregoing First Amendment to the Declaration of Condominium Ownership and By-Laws for Graceland Court Townhouse Association, as the Board of Directors of the Graceland Court Townhouse Association, appeared before me this day in person and acknowledged that they signed and delivered the said Amendment as their free and voluntary act and as the free and voluntary act of the Graceland Court Townhouse Association for the use and purposes set forth therein.

Given under my hand and notarial seal this 24th day of July, 2001.

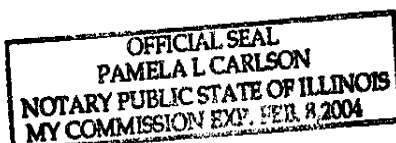


Pamela L. Carlson
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Pamela L. Carlson, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Terry Bertocci, whose name is subscribed to the foregoing instrument as attorney-in-fact of the Approving Unit Owners, appeared before me this day in person and acknowledged that she signed and delivered the said First Amendment to the Declaration of Townhouse Ownership and By-Laws for Graceland Court Townhouse Association, as her own free and voluntary act as attorney-in-fact of the Approving Unit Owners consisting of voting members having at least three-fourth (3/4) of the total ownership in the common elements for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of July, 2001.



Pamela L. Carlson
NOTARY PUBLIC

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GRACELAND COURT TOWNHOUSE ASSOCIATION

LEGAL DESCRIPTION OF THE PARCEL

Unit addresses 4046-A, 4046-B, 4046-C, 4046-D, 4046-E, 4046-F, 4046-G, 4046-H, 4046-I, 4046-J, 4046-K, 4046-L, 4046-M, 4048-A, 4048-B, 4048-C, 4048-D, 4048-E, 4048-F, 4048-G, 4048-H and 4048-I at Graceland Court Townhouse Association, as delineated on the Plat of Survey of the following described parcel of real estate:

THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ¼ OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit A-2 to the Declaration of Condominium Ownership and By-Laws for Graceland Court Townhouse Association, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 08128213.

PROPERTY ADDRESS: 4036-48 NORTH CLARK STREET, CHICAGO, ILLINOIS

Permanent Index Numbers:

14-17-315-015	14-17-315-027
14-17-315-016	14-17-315-028
14-17-315-017	14-17-315-029
14-17-315-018	14-17-315-030
14-17-315-019	14-17-315-031
14-17-315-020	14-17-315-032
14-17-315-021	14-17-315-033
14-17-315-022	14-17-315-034
14-17-315-023	14-17-315-035
14-17-315-024	14-17-315-036
14-17-315-025	14-17-315-037
14-17-315-026	

Prepared By:

Please Return Original to:

Venterra Management
899 S. Plymouth Ct., Suite G-01
Chicago, IL. 60605

EXHIBIT A

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Property of Cook County Clerk's Office

**FIRST AMENDMENT TO THE
DECLARATION OF TOWNHOUSE
OWNERSHIP AND BY-LAWS
FOR GRACELAND COURT
TOWNHOUSE ASSOCIATION**

This First Amendment to the Declaration of Townhouse Ownership and By-Laws for Graceland Court Townhouse Association is made and entered into this 14th day of June, 2001, by the Board of Directors of the Graceland Court Townhouse Association (hereinafter the "Board")

WITNESSETH:

The Board administers the property of the Graceland Court Townhouse Association, Chicago, Illinois pursuant to the Declaration for the property legally described on Exhibit A attached to and made part of this First Amendment;

The Declaration of Townhouse Ownership and By-Laws for Graceland Court Townhouse Association was originally recorded on the 11 day of December, 1998, in Cook County, Illinois, with the Cook County Recorder of Deeds as Document No. 08128213, thus creating the Graceland Court Townhouse Association;

The Board and the Unit Owners desire to amend the Declaration to require monthly assessments rather than biannual payments to the Association.

Article XIV, Section 14.09 of the Declaration requires that: (i) the provisions of the Declaration may be amended by an instrument in writing setting forth such modifications; (ii) signed and acknowledged by the Board, Owners having at least three-fourths (3/4) of the total ownership in the common elements; (iii) that an affidavit by an officer of the Board certify that such mailing has been done no less than ten (10) days prior to the date of such affidavit; and (iv) that the Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois; and

The Amendment set forth has been signed by the Board and Owners having at least three-fourths (3/4) of the total ownership, and pursuant to the affidavit, attached hereto and made a part of hereof and marked Exhibit B, has been signed by the Secretary certifying that all mortgages having bona fide liens of record have been notified by certified mail of the Amendment herein.

8-14
27A
[Signature]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

NOW, THEREFORE, the Declaration hereby amended as follows:

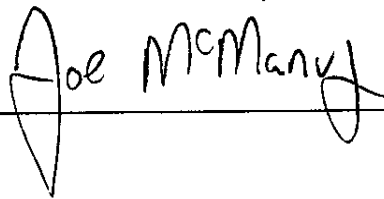
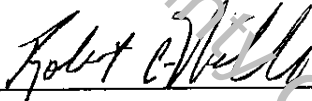
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- (a) On or before the first day of January following receipt of the budget and the first day of every subsequent month, each Parcel Owner shall pay to the Association, or as the Association may direct, one-twelfth (1/12) of the assessment made pursuant to this Section 8.1.
2. All remaining provisions of the Declaration shall remain in full force and effect.

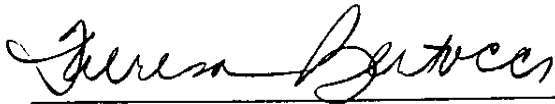
IN WITNESS WHEREOF, the Board and Approving Unit Owners have duly executed this First Amendment on the day and year first above written.

BOARD OF DIRECTORS OF THE
GRACELAND COURT
TOWNHOUSE ASSOCIATION



APPROVING UNIT OWNERS

By:



Terry Bertocci, President
Graceland Court Townhouse Association, their
Attorney-In-Fact

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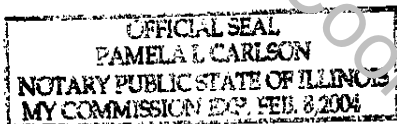
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Pamela L. Carlson, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Theresa Bertocci, Marie Frankel, Joe McManus, Colin Kovas and Rob Neville, personally know to me to be the same persons whose names are subscribed to the foregoing First Amendment to the Declaration of Condominium Ownership and By-Laws for Graceland Court Townhouse Association, as the Board of Directors of the Graceland Court Townhouse Association, appeared before me this day in person and acknowledged that they signed and delivered the said Amendment as their free and voluntary act and as the free and voluntary act of the Graceland Court Townhouse Association for the use and purposes set forth therein.

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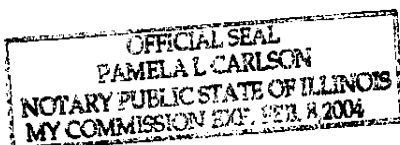


Pamela L. Carlson
NOTARY PUBLIC

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GRACELAND COURT TOWNHOUSE ASSOCIATION

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PROPERTY ADDRESS: 4036-48 NORTH CLARK STREET, CHICAGO, ILLINOIS

Permanent Index Numbers:

14-17-315-015	14-17-315-027
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14-17-315-023	14-17-315-035
14-17-315-024	14-17-315-036
14-17-315-025	14-17-315-037
14-17-315-026	

Prepared By

Please Return Original to:

Venterra Management
899 S. Plymouth Ct., Suite G-01
Chicago, IL. 60605

EXHIBIT A

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