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Cook County Recorder 37.00

**REVISED FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS,  
COVENANTS AND BY-LAWS FOR  
VALLEY LO TOWERS I CONDOMINIUM**

This Revised First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Valley Lo Towers I Condominium, made and entered into this 24<sup>th</sup> day of June, 1999, by the Board of Directors of The Valley Lo Towers I Condominium Association (the "Board").



WITNESSETH:

The Board administers the Condominium property located in the Village of Glenview, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Valley Lo Towers I Condominium (the "Declaration"), recorded in the Cook County Recorder of Deed's Office on July 1, 1993, as Document No. 93504723;

The Board and the Unit Owners desire to amend the Declaration: (i) to modify the date of the annual meeting; (ii) to change the number of Directors on the Board; and (iii) to maintain the

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURNED TO:

DONNA J. RICHMAN  
LEVENFELD PEARLSTEIN GLASSBERG  
TUCHMAN BRIGHT GOLDSTEIN & SCHWARTZ, LLC  
33 WEST MONROE STREET, SUITE 2100  
CHICAGO, ILLINOIS 60603

Box 242-9

Association as a residential condominium by restricting the sale of units to individuals or legal entities established for estate planning purposes; and

Article 13, Paragraph 13.07 and Article 11, Paragraph 11.01(e) of the Declaration require that (i) the provisions of the Declaration may be amended by an instrument in writing setting forth such change modification or rescission; (ii) signed and acknowledged by the President or the Vice-President of the Board; (iii) approved by Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose; (iv) all first mortgagees have been notified by certified mail of such change, modification or rescission; (v) an Affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument; (vi) first mortgagees of the individual Unit Ownership representing at least fifty-one percent (51%) of the vote in the Association have given their prior written approval; and (vii) the Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois; and

Pursuant to the Secretarial Certification attached hereto, made a part hereof, and marked as Exhibit B, the Amendment set forth below: (i) has been approved by Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose; (ii) at least fifty-one percent (51%) of first mortgagees of the individual Unit Ownerships have given their prior written approval; and (iii) a copy of the Amendment has been sent (by certified mail) to all first mortgagees pursuant to the Secretarial Certification, Exhibit B.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Paragraph 5.04 is modified by deleting the third sentence in its entirety and inserting the following in its stead:

“The annual meeting of the Unit Owners shall be held on the second Thursday of November at 7:30 p.m., or at such other reasonable time or date as may be designated by written notice of the Board delivered to the Unit Owners in accordance with Section 13.02 hereof.”

2. Paragraph 5.06 is modified by inserting the following prior to the sentence “Members of the Board shall receive no compensation for their services.” starting in the thirty-sixth (36<sup>th</sup>) line:

“Commencing with the special meeting of Unit Owners held December, 1996, the Board of Directors shall be expanded from five (5) to seven (7) Directors, with four (4) Directors being elected in alternate years and the remaining three (3) Directors elected in the intervening years.”

3. Paragraph 12.01 is modified by adding the following prior to the period at the end of the first sentence:

“provided, however, that Units may only be owned by individuals or in the name of such legal entity as is established for estate planning purposes. Upon recordation of this Amendment herein, businesses are prohibited from owning Units.”

IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first above written.

BOARD OF DIRECTORS OF  
THE VALLEY LO TOWERS I  
CONDOMINIUM ASSOCIATION

Adrian Sartor  
By: \_\_\_\_\_ President

ATTEST:

Julian P. Peruzzi  
By: \_\_\_\_\_ Secretary

THE VALLEY LO TOWERS I CONDOMINIUM ASSOCIATION

2020 Building:

102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512

2000 Building:

102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512

as delineated on the Plat of Survey Document No. 93504723, for the following described parcel:

**PARCEL 1:**

LOT 1 IN KROHN'S RESUBDIVISION NUMBER 2, BEING A RESUBDIVISION OF LOT 1 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1985 AS DOCUMENT 85071097 IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT DATED NOVEMBER 29, 1979 AND RECORDED DECEMBER 4, 1979 AS DOCUMENT NUMBER 25265846 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 10.0 FEET OF THE EASTERLY 50.0 FEET, BOTH AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF THAT PART OF LOT 2 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTH WEST 1/4 OF SECTION 26 AND THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE MOST NORTHERLY NORTH LINE OF LOT 1 IN SAID KROHN'S CHESTNUT AVENUE SUBDIVISION AND LYING SOUTH OF A LINE 610.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS:

**ALSO:**

THAT PART OF LOT 2 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTH WEST 1/4 OF SECTION 26 AND THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

EXHIBIT A

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 2, BEING ALSO THE MOST NORTHERLY NORTH LINE OF LOT 1 IN SAID KROHN'S CHESTNUT AVENUE SUBDIVISION, WITH THE WESTERLY LINE OF THE EASTERLY 50.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF SAID LOT 2, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A CORNER THEREOF; THENCE SOUTHERLY ALONG THE MOST SOUTHERLY EAST LINE OF SAID LOT 2, 550.0 FEET TO THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 150.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 10.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 140.0 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET WEST OF AND PARALLEL WITH THE MOST SOUTHERLY EAST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 550.0 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET NORTH OF AND PARALLEL WITH THE MOST NORTHERLY NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE TO AN INTERSECTION WITH THE WESTERLY LINE OF THE EASTERLY 50.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

**PARCEL 3:**

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (BUT SPECIFICALLY EXCLUDING ALL CONSTRUCTION VEHICLES AND EQUIPMENT) TO, FROM AND BETWEEN LOT 1 AND CHESTNUT AVENUE ACROSS AND UPON THAT PART OF LOT 2 SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097 AS EASEMENT NO. 3, IN COOK COUNTY, ILLINOIS

**PARCEL 4:**

PERPETUAL NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 IN KROHN'S RESUBDIVISION NO. 2 FOR THE PURPOSE OF INSPECTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING A SLURRY WALL, IN, THROUGH AND UNDER THAT PART OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097 AS EASEMENT NO. 4, IN COOK COUNTY, ILLINOIS

**PARCEL 5:**

PERPETUAL NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 IN KROHN'S RESUBDIVISION NO. 2 FOR STORM WATER DETENTION AND FOR THE PURPOSES OF INSPECTING, INSTALLING, OPERATING AND MAINTAINING, REPAIRING STORM SEWER MAINS, DETENTION AREA AND APPURTENANCES THERETO AS SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 95071097 AS EASEMENT PARCEL 5, IN COOK COUNTY, ILLINOIS

**PARCEL 6:**

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR LANDSCAPING CONSISTENT WITH THE LANDSCAPE PLAN FOR LOT 1 AS APPROVED BY THE VILLAGE OF GLENVIEW AND MAINTENANCE OF SUCH LANDSCAPING IN, OVER, THROUGH AND UNDER THAT PART OF LOT 2 SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097 AS EASEMENT PARCEL 6, IN COOK COUNTY, ILLINOIS

**PARCEL 7:**

PERPETUAL NON-EXCLUSIVE EASEMENT, AS SHOWN ON THE PLAT OF VALLEY LO TOWERS RESUBDIVISION RECORDED FEBRUARY 27, 1986 AS DOCUMENT 86080222 AND AS AMENDED BY DOCUMENT NO. 86147616, RECORDED APRIL 16, 1986 IN FAVOR OF THE OWNERS OF LOT 1 IN KROHN'S RESUBDIVISION NO. 2 THEIR SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND INVITEES, FOR PEDESTRIAN ACCESS, INGRESS AND EGRESS TO, FROM AND BETWEEN LOT 1 AND THE RECREATION FACILITIES, ALL OF WHICH WILL BE CONTIGUOUS TO ONE ANOTHER, BEING: ONE SWIMMING POOL; ONE TENNIS COURT; ONE RECREATIONAL BUILDING TO BE LOCATED NEAR OR ADJACENT TO SUCH SWIMMING POOL AND TENNIS COURT AND ANY OTHER RECREATIONAL FACILITY OR AMENITY WHICH MAY BE CONSTRUCTED IN ADDITION TO THE FOREGOING, AND THE USE AND ENJOYMENT OF SUCH RECREATIONAL FACILITIES, SUCH EASEMENT TO BE IN, OVER, UPON AND THROUGH SUCH REASONABLE PEDESTRIAN MEANS OF ACCESS OF LOT 2, EXCEPT THOSE PARTS THEREOF IDENTIFIED ON THE PLAT OF THE AFORESAID RESUBDIVISION AS N.E.A. "A" AND "N.E.A. 'B'"

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Julius Perrozzi, being first duly sworn on my oath, states as follows:

1. I am the duly elected Secretary of The Valley Lo Towers I Condominium Association.

2. This Revised First Amendment is being recorded to correct an inadvertent typographical error on the "First Amendment" by adding Units: 201, 301, 401 and 501 in legal descriptions to both the 2020 Building and 2000 Building. On the 12<sup>th</sup> day of December 1996, the Amendment set forth herein was approved by Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total votes at a meeting called for that purpose.

3. At least fifty-one percent (51%) of all first mortgagees of the individual unit ownerships have given their prior written approval to the Amendment herein.

4. A copy of the Amendment herein has been sent by certified mail to all first mortgagees of record.

FURTHER Affiant sayeth not.

Julius A. Perrozzi  
Secretary  
The Valley Lo Towers I Condominium Association

SUBSCRIBED and SWORN  
to before me this

16th day of November, 2001

Darlene E. Prochnow  
Notary Public

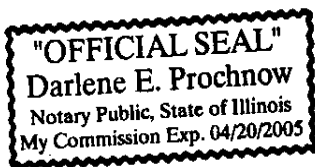


EXHIBIT B







THE VALLEY LO TOWERS I CONDOMINIUM

PIN NOS.

04-26-100-049-1001	04-26-100-049-1043	04-26-100-049-1085
04-26-100-049-1002	04-26-100-049-1044	04-26-100-049-1086
04-26-100-049-1003	04-26-100-049-1045	04-26-100-049-1087
04-26-100-049-1004	04-26-100-049-1046	04-26-100-049-1088
04-26-100-049-1005	04-26-100-049-1047	04-26-100-049-1089
04-26-100-049-1006	04-26-100-049-1048	04-26-100-049-1090
04-26-100-049-1007	04-26-100-049-1049	04-26-100-049-1091
04-26-100-049-1008	04-26-100-049-1050	04-26-100-049-1092
04-26-100-049-1009	04-26-100-049-1051	04-26-100-049-1093
04-26-100-049-1010	04-26-100-049-1052	04-26-100-049-1094
04-26-100-049-1011	04-26-100-049-1053	04-26-100-049-1095
04-26-100-049-1012	04-26-100-049-1054	04-26-100-049-1096
04-26-100-049-1013	04-26-100-049-1055	04-26-100-049-1097
04-26-100-049-1014	04-26-100-049-1056	04-26-100-049-1098
04-26-100-049-1015	04-26-100-049-1057	04-26-100-049-1099
04-26-100-049-1016	04-26-100-049-1058	04-26-100-049-1100
04-26-100-049-1017	04-26-100-049-1059	04-26-100-049-1101
04-26-100-049-1018	04-26-100-049-1060	04-26-100-049-1102
04-26-100-049-1019	04-26-100-049-1061	04-26-100-049-1113
04-26-100-049-1020	04-26-100-049-1062	04-26-100-049-1104
04-26-100-049-1021	04-26-100-049-1063	04-26-100-049-1105
04-26-100-049-1022	04-26-100-049-1064	04-26-100-049-1106
04-26-100-049-1023	04-26-100-049-1065	04-26-100-049-1107
04-26-100-049-1024	04-26-100-049-1066	04-26-100-049-1108
04-26-100-049-1025	04-26-100-049-1067	04-26-100-049-1109
04-26-100-049-1026	04-26-100-049-1068	04-26-100-049-1110
04-26-100-049-1027	04-26-100-049-1069	04-26-100-049-1111
04-26-100-049-1028	04-26-100-049-1070	04-26-100-049-1112
04-26-100-049-1029	04-26-100-049-1071	04-26-100-049-1113
04-26-100-049-1030	04-26-100-049-1072	04-26-100-049-1114
04-26-100-049-1031	04-26-100-049-1073	04-26-100-049-1115
04-26-100-049-1032	04-26-100-049-1074	04-26-100-049-1116
04-26-100-049-1033	04-26-100-049-1075	04-26-100-049-1117
04-26-100-049-1034	04-26-100-049-1076	04-26-100-049-1118
04-26-100-049-1035	04-26-100-049-1077	
04-26-100-049-1036	04-26-100-049-1078	
04-26-100-049-1037	04-26-100-049-1079	
04-26-100-049-1038	04-26-100-049-1080	
04-26-100-049-1039	04-26-100-049-1081	
04-26-100-049-1040	04-26-100-049-1082	
04-26-100-049-1041	04-26-100-049-1083	
04-26-100-049-1042	04-26-100-049-1084	