

**DECLARATION  
OF  
CONDOMINIUM  
OWNERSHIP FOR  
SHERIDAN-  
AINSLIE  
CONDOMINIUM**

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31770028 49 001 Page 1 of 17  
2002-04-16 09:49:34  
Cook County Recorder 53.00



For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium (hereinafter the "Declaration") for Sheridan-Ainslie Condominium (hereinafter the "Association"), which Declaration was recorded on June 13, 1991, as Document Number 91286259 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereinafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Article XIII, Section 4 of the aforesaid Declaration and Section 4(e) of the Illinois Condominium Property Act. Said sections 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 signed and acknowledged by the Board of Managers of the Association (the "Board") and all of the owners.

RECITALS

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 Illinois Condominium Property Act; and

WHEREAS, the Owners are the legal title holders as tenants in common of the Common Elements of the Property; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the addition of one (1) unit at the Property; and

WHEREAS, the amendment has been approved in writing by the acknowledged signatures of the Board and by all of the owners.

NOW, THEREFORE, the Declaration of Condominium for Sheridan-Ainslie Condominium is hereby amended in accordance with the text which follows:

- Article 3, Section B, is deleted in its entirety and replaced with the following:

3.1 Unit Identification: Each Unit is identified on the Plat attached to the Declaration and attached hereto as Exhibit "A" and made a part of this Declaration. The legal description each unit shall refer to identifying number and symbol as shown on the Plat for said Unit. Every deed, lease, mortgage or other instrument may legally describe

A
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a Unit by its identifying number and symbol as shown on the Plat, and every such description shall be deemed good and sufficient for all purposes, as provided in the Act. Each Unit shall consist of the space enclosed and bounded by the horizontal and vertical plans set forth in the delineation thereof as shown on the Plat. Except as otherwise provided by the Condominium Property Act, no Owner shall, by deed, plat or otherwise, subdivide or in any other manner cause his Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plat.

2. Article III, Section 6 is deleted in its entirety and replaced with the following:

4.3 Ownership of Common Elements: Each Unit Owner shall be entitled to the percentage of ownership in the Common Elements allocated to the respective Unit owned by such Unit Owner, as set forth in the schedule attached hereto as Exhibit "B". The aforesaid percentages of ownership interest have been computed and determined in accordance with the Act, and shall remain constant unless hereafter changed by recorded Amendment to this Declaration consented to in writing by all Unit Owners. Said ownership interests in the Common Elements shall be undivided interests, and the Common Elements shall be owned by the Unit Owners as tenants in common in accordance with their respective percentages of ownership as set forth in Exhibit "B". The ownership of each Unit and of the Unit Owner's corresponding percentage of ownership in the Common Elements shall not be separated.

3. Except to the extent expressly set forth herein above, the remaining provisions of the Declaration shall continue in effect without change.

IN WITNESS WHEREOF, Sheridan-Ainslie Condominium, has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents by its President and attested by its Secretary this 18TH day of MARCH, 2002.

SHERIDAN-AINSLIE CONDOMINIUM

By: [Signature]  
Its President

ATTEST:

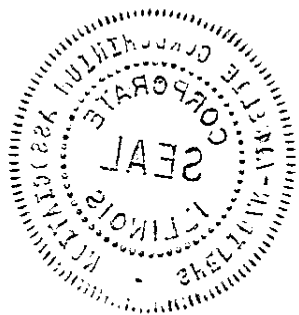
[Signature]  
Its Secretary

This document prepared by and after recording to be returned to:

ROBERT B. KOGEN  
Kovitz Shifrin & Waitzman  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 — (847) 537-0500

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Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

Unit numbers 4878-1, 4878-2, 4878-3, 4880-1, 4880-2, 4880-3, 1011-1, 1011-2, 1011-3, 1013-1, 1013-2 and 1013-3 together with their undivided percentages interest in the common elements of Sheridan-Ainslie Condominiums as delineated and defined on a Survey of the following described real estate: Lot 1 in George Lill's Sheridan Road Addition to Chicago, a Subdivision of part of Lot 4 of Fussey and Fennimore's Subdivision of the West half of the Southeast quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" in the Declaration of Condominium recorded as Document number 91286259 in the Office of the Recorded of Deeds of Cook County, Illinois.

Unit Number	Parcel Number	For informational purposes, Commonly Known As:
4878-1	14-08-416-031-1001	4878 North Sheridan Road, Unit #1, Chicago, Illinois 60640
4878-2	14-08-416-031-1002	4878 North Sheridan Road, Unit #2, Chicago, Illinois 60640
4878-3	14-08-416-031-1003	4878 North Sheridan Road, Unit #3, Chicago, Illinois 60640
4880-1	14-08-416-031-1004	4880 North Sheridan Road, Unit #1, Chicago, Illinois 60640
4880-2	14-08-416-031-1005	4880 North Sheridan Road, Unit #2, Chicago, Illinois 60640
4880-3	14-08-416-031-1006	4880 North Sheridan Road, Unit #3, Chicago, Illinois 60640
1011-1	14-08-416-031-1007	1011 West Ainslie Street, Unit #1, Chicago, Illinois 60640
1011-2	14-08-416-031-1008	1011 West Ainslie Street, Unit #2, Chicago, Illinois 60640
1011-3	14-08-416-031-1009	1011 West Ainslie Street, Unit #3, Chicago, Illinois 60640
1013-1	14-08-416-031-1010	1013 West Ainslie Street, Unit #1, Chicago, Illinois 60640
1013-2	14-08-416-031-1011	1013 West Ainslie Street, Unit #2, Chicago, Illinois 60640
1013-3	14-08-416-031-1012	1013 West Ainslie Street, Unit #3, Chicago, Illinois 60640

### PLAT

LOT 1 IN GEORGE LILL'S SHERIDAN ROAD ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### AMENDED PERCENTAGE OF UNIT OWNERSHIP INTEREST IN COMMON ELEMENTS

Unit Description Percentage Interest

## SHERIDAN-AINSLIE CONDOMINIUM ASSOCIATION

Unit Owners and their Voting Percentages by Unit  
Amended as of 03/18/2002

NAME	LOCATION	VOTING %
Vacant	1007 W. Ainslie Street	6.4
Jim Blazek & Laura Panka	1011 W. Ainslie Street #1	5.6
Casey Russell	1011 W. Ainslie Street #2	5.8
John Wallace	1011 W. Ainslie Street #3	5.8
Christine D. Raymo	1013 W. Ainslie Street #1	5.9
Rob Tenges & Laura Koepele-Tenges	1013 W. Ainslie Street #2	6.2
Mary Ellen Channon	1013 W. Ainslie Street #3	6.2
Dean Ogren & John Prather	4878 N. Sheridan Road #1	11.6
Jack Kreitinger	4878 N. Sheridan Road #2	8.9
William Wallace & Jeffrey Chong	4878 N. Sheridan Road #3	8.9
Linda Wilson	4880 N. Sheridan Road #1	9.1
Jay Hackin	4880 N. Sheridan Road #2	9.8
Grant W. Scholbrock	4880 N. Sheridan Road #3	9.8
		<hr/> 100.0

As stated in the by-laws of the Association, Article I, Section 6 entitled VOTING "The aggregate number of votes for all Unit Owners shall be one hundred (100), and shall be divided among the respective Unit Owners in accordance with their respective percentage of ownership interest in the Common Elements, as set forth in Exhibit C of the Declaration, as said Exhibit C may be amended from time to time. If any Unit Owners consists of more than one person, the voting rights of such Unit Owner shall not be divided but shall be exercised as if the Unit Owner consisted of only one person, in accordance with the proxy or other designation made by the persons constituting such Unit Owner."

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STATE OF ILLINOIS        )  
                                      ) ss.  
COUNTY OF COOK        )

## EXHIBIT C - CERTIFICATION AS TO APPROVAL BY OWNERS

I, GRANT W. SCHOLBROCK, do hereby certify that I am the duly elected and qualified secretary for the Sheridan-Ainslie Condominium, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached First Amendment to the Declaration of Covenants and Restrictions of the Sheridan-Ainslie Condominium, was duly adopted by a unanimous vote of the Owners.

Grant W. Scholbrock  
Secretary

Dated at CHICAGO, Illinois this  
18TH day of MARCH, 2002.

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

JAMES T BLAZEK

LAURA V. PANIK

Property Address:

1011 W. AINSLIE STREET 1E  
CHICAGO, IL 60640

Name and Address of Mortgage Lender (if any):

HOMESIDE LENDING INC.

P.O. BOX 47524

SAN ANTONIO, TX 78265-7524

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Casey Russell

Property Address:

1011 W. Ainslie Unit 2E

Name and Address of Mortgage Lender (if any):

Citi mortgage Inc

P.O. Box 8003

5 Hackensack N.J 07606-8003

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

John Wallace

1011 W. Ainslie #3E

Property Address:

Chapel Hill, NC 27514

Name and Address of Mortgage Lender (if any):

Washington Mutual

P.O. Box 70308

Charlotte, NC 28272-0308

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

CHRISTINE D. RANMO

Property Address:

1013 W. AINSLIE # 1, CHICAGO, IL 60640

Name and Address of Mortgage Lender (if any):

COUNTRY WIDE

P.O. Box 660694

DALLAS, TX 75266-0694

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Laura Koepeler-Tenges

Robert Tenges

Property Address: 1013 W. Ainslie, 2nd Fl.

Name and Address of Mortgage Lender (if any):

MidAmerica Bank

55th & Holmes Ave.

Clarendon Hills, IL 60514-1596

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

MARY ELLEN CHANNON

Property Address:

1013 W. AINSLIE ST., UNIT 3  
CHICAGO, IL 60640

Name and Address of Mortgage Lender (if any):

BANK OF AMERICA

P.O. Box 9000

GETZVILLE, NY 14068-9000

Loan # 2005644758

*Mary Ellen Channon*  
11-19-01

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This Conditional Agreement sent registered mail to 4820 N. Sheridan Rd.  
Attn: Condo Board, with copies sent to Board members and OGBEN/Prather  
Attorney.

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SHERIDAN-AINSLIE CONDOMINIUM

**BALLOT**

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

*Conditional Agreement*

- WE AGREE THE AMENDMENT SHOULD BE PASSED.**  
*Unit 4878 #1 will be provided storage locker space in compliance to condo declaration Art. III item J. within 6 months of Approval of this Amendment*
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.**

OWNER(S):

DEAN ROBERT OGBEN / Dean Robert Ogben

JOHN C. PRATHER / John C. Prather

Property Address: 4878 N. SHERIDAN #1, CHICAGO, IL 60640-3700

Name and Address of Mortgage Lender (if any):

Countrywide Home Loans

Attn: Customer Service SUB-314

P.O. Box 5170

Simi Valley, CA

93043-5170

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

JOHN (JACK) L. KREITINGER

Property Address:

4878 N. SHERIDAN #2

Name and Address of Mortgage Lender (if any):

CITI MORTGAGE

PO BOX 790709

ST. LOUIS, MO 63179-0009

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

William Wallace &

JEFFREY HOANG

Property Address:

4878 N. Sheridan Rd 3S  
Chicago, IL 60640

Name and Address of Mortgage Lender (if any):

N/A

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Linda E. Wilson

Property Address:

4880 N. SHERIDAN RD. #1, CHICAGO IL 60640

Name and Address of Mortgage Lender (if any):

N/A

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

JAY HACKIN

*Jeff B. Hagelin*

Property Address:

4880 N. SHERIDAN RD. APT 2

Name and Address of Mortgage Lender (if any):

WASHINGTON MUTUAL

P.O. BOX 660139

DALLAS TX 75266-0139

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## SHERIDAN-AINSLIE CONDOMINIUM

### BALLOT

Regarding the proposed Amendment to the Declaration of the Sheridan-Ainslie Condominium, specifically regarding the addition of a unit:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

GRANT W. SCHOLBROCK

Property Address:

4880 NORTH SHERIDAN ROAD #3  
CHICAGO, IL 60640

Name and Address of Mortgage Lender (if any):

NORTH AMERICAN MORTGAGE COMPANY  
CUST. SERV. DEPT. - LOAN 5562506  
231 EAST AVENUE, SUITE 200  
ALBION, NY 14411-1678

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