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AMENDMENT TO THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE CROWN PARK ESTATES HOMEOWNERS ASSOCIATION

0020694668

4610/0027 11 001 Page 1 of 41
2002-06-21 11:15:10
Cook County Recorder 101.00



0020694668

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Amended and Restated Declaration of Party Wall Rights, Easements, Covenants and Restrictions (the "Declaration") for the Crown Park Estates Homeowners Association (hereafter the "Association"), which Declaration was recorded on January 11, 2002 as Document No. 0020049550 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 made a part hereof.

This Amendment is adopted pursuant to the provisions of Article 9, Section 9.01 of the aforesaid Declaration. Said section provides 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 executed by members who have not less than 67% of the votes in the Association.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the covenants, conditions and restrictions contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved by the Board and by members who have not less than 67% of the votes in the Association, in compliance with Article 9, Section 9.01 of the Declaration.

Return to: →

This instrument was prepared by:
Matthew L. Moodhe
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089
(847) 537-0500

RECORDING FEE 101-
DATE 6/21/02 COPIES 6-41 pgs
OK BY [Signature]

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NOW, THEREFORE, the Amended and Restated Declaration of Party Wall Rights, Easements, Covenants and Restrictions for the Crown Park Estates Homeowners Association is hereby amended in accordance with the text which follows (additions in text are indicated by underline deletions by strike-outs):

1. Article 3, Section 3.02 of the Declaration is amended as follows:

3.02 MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON AREA. Maintenance, repairs and replacements of the Common Area shall be furnished by the association and shall include, without limitation, snow removal, street cleaning and other necessary maintenance, repair and replacement of private roads, driveways, parking areas and roofs which are part of the Common Area, landscaping, added planting, replanting, care and maintenance of trees, scrubs, flowers, grass and other landscaping, if any, on the Common Area. The cost of any such maintenance, repairs and replacement shall be Common Expenses.

2. Article 3, Section 3.03(a) of the Declaration is amended as follows:

3.03 MAINTENANCE, REPAIR AND REPLACEMENT OF LOTS.

(a) The owners shall be responsible to maintain, repair and/or replace the exterior walls, ~~roofs~~, foundations, masonry, steps, doors, windows, trim and all other exterior and interior portions of the Townhomes. Any Owner replacing a window or door must do so with a white color.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

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

EXHIBIT A

Lots 1 through 100, inclusive, in Dod-Lee Builders, Inc. Resubdivision of Lot 10 (except the North 16 feet thereof) and Lots 11 to 26, inclusive, and Lot 27 (except the North 16 feet thereof) in Block 1 in Roche's Resubdivision of Block 1 in Grant's Addition to Evanston, being the East 2/3 of the South 1/2 of the Northwest 1/4 of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The following units all located in the City of Evanston, County of Cook, State of Illinois and more commonly known as:

<u>ADDRESS</u>	<u>P.I.N. NUMBER</u>
1001 Brown Avenue	10-24-116-167
1001 -1 /2 Brown Avenue	10-24-116-168
1003 Brown Avenue	10-24-116-169
1003-1/2 Brown Avenue	10-24-116-170
1005 Brown Avenue	10-24-116-171
1007 Brown Avenue	10-24-116-157
1007-1/2 Brown Avenue	10-24-116-158
1009 Brown Avenue	10-24-116-159
1009-1/2 Brown Avenue	10-24-116-160
1011 Brown Avenue	10-24-116-161
1013 Brown Avenue	10-24-116-147
1013-1/2 Brown Avenue	10-24-116-148
1015 Brown Avenue	10-24-116-149
1015-1/2 Brown Avenue	10-24-116-150
1017 Brown Avenue	10-24-116-151
1019 Brown Avenue	10-24-116-137
1019-1/2 Brown Avenue	10-24-116-138
1021 Brown Avenue	10-24-116-139
1021 Brown Avenue	10-24-116-140
1023 Brown Avenue	10-24-116-141
1000 Dodge Avenue	10-24-116-126
1000-1/2 Dodge Avenue	10-24-116-125
1002 Dodge Avenue	10-24-116-124
1002-1/2 Dodge Avenue	10-24-116-123
1004 Dodge Avenue	10-24-116-122
1006 Dodge Avenue	10-24-116-116
1006-1/2 Dodge Avenue	10-24-116-115
1008 Dodge Avenue	10-24-116-114
1008-1/2 Dodge Avenue	10-24-116-113
1010 Dodge Avenue	10-24-116-112
1012 Dodge Avenue	10-24-116-106

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BALLOT

Amend the declaration to read:

3.02 MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON AREA:

..... furnished by the association and shall include, without limitation, snow removal, street cleaning and other necessary maintenance, repair and replacement of private roads, driveways, parking areas and **ROOFS** which are part of the Common Area..... The cost of any such maintenance, repairs and replacement shall be Common Expenses.

3.03 MAINTENANCE, REPAIR AND REPLACEMENT OF LOTS:

(A) The owners shall be responsible to maintain, repair and/or replace the exterior walls, foundations, masonry, steps, doors, windows, trim and all other exterior and interior portions of the townhomes. (the word "Roofs" is removed)

The word "roof" was removed from section 3.03 and added to section 3.02

This would change the responsibility of the maintenance, repair and/or replacement of the roofs from the individual owners to the Association.

I/We, the undersigned owners of the townhouse identified below hereby vote in favor of the proposal to amend the above stated section of the Crown Park Estates Declaration regarding the responsibility of the maintenance, repair and/or replacement of the roofs will now be under the Association NOT the individual owner of the townhouse.

YES _____

NO

Townhouse
Address

1925 Lee St Burnston IL 604

Townhouse
Owner

Subhash S mehta (please print)

Owner's signature



Date _____



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YES _____ NO _____

Townhouse Address 1004 DODGE

Townhouse Owner Anthony Moore (please print)

Owner's signature Anthony L. Moore Date 5/1/02

BALLOT

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YES NO

Townhouse Address 1921 Lee

Townhouse Owner Amy R Sheffield (please print)

Owner's signature Amy R Sheffield Date 4/27/02

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BALLOT

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YES X NO

Townhouse Address 1000 1/2 Dodge

Townhouse Owner Roberta Best JR (please print)

Owner's signature Robert A Best Jr Date April, 11, 02

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BALLOT

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YES X NO

Townhouse Address 1002 1/2 Dodge

Townhouse Owner Clarence Pratcher (please print)

Owner's signature Clarence Pratcher Date April 11, 02

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BALLOT

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YES NO

Townhouse Address 1019 1/2 Brown ave Evanston IL 60202

Townhouse Owner Audrey victor Graham (please print)

Owner's signature Audrey victor Graham Date 4-1-02

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BALLOT

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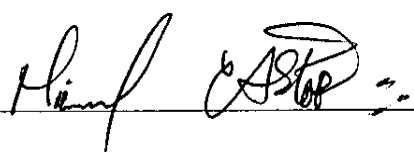
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YES _____ NO _____

Townhouse Address 1014 DODGE

Townhouse Owner MICHAEL CASTOR (please print)

Owner's signature  Date 3/22/02

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BALLOT

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YES NO

Townhouse Address 1015 Brown Ave

Townhouse Owner Suarmi R. Pintero (please print)

Owner's signature Suarmi R Pintero Date 3/28/02

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20694668

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YES NO

Townhouse Address 1009 1/2 BROWN AVE EVANSTON IL 60202

Townhouse Owner Rhoda + Davy FROST (please print)

Owner's signature  Date 3/17/02

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BALLOT

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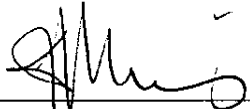
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YES _____ NO _____

Townhouse Address 1001 Bonoum Ave

Townhouse Owner LENNORTH MATKIS (please print)

Owner's signature  Date _____

BALLOT

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YES NO

Townhouse Address 1905 LEE STREET

Townhouse Owner JUDITH A. WILSON (please print)

Owner's signature Judith A. Wilson Date MARCH 29, 2002

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20694668

BALLOT

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YES NO

Townhouse

Address 1022 DODGE AVE EVANSTON IL 60202

Townhouse

Owner DAVID E. HOPELIN WILLIAMS (please print)

Owner's signature

Hopelin Williams Date 3-22-02

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Property of Cook County Clerk's Office

BALLOT

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YES Yes NO _____

Townhouse Address 10155 Brown Ave, Evanston, Ill. 60202

Townhouse Owner Doreene + Section Reynolds Sr. (please print)

Owner's signature [Signature] Date 03. 21. 2002
Doreene Reynolds Sr.

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YES



NO

Townhouse

Address

1009 Braun Ave

Townhouse

Owner

Joseph H. Henderson Jr.

(please print)

Owner's signature

Date

3-20-02

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YES NO

Townhouse Address 1001 1/2 BROWN AVE

Townhouse Owner RUSSALL ANN SPENCER (please print)

Owner's signature Russall Ann Spencer Date 3/19/02

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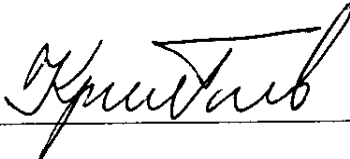
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YES NO

Townhouse Address 1011 BROWN AVE.

Townhouse Owner KROSSIMIR GANEV (please print)

Owner's signature  Date 3/19/2002

UNOFFICIAL COPY

20694668

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YES NO

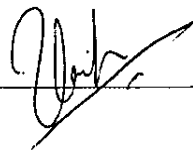
Townhouse

Address 1002 DODGE AVE

Townhouse

Owner HAIDER BAIG (please print)

Owner's signature



Date 3/14/2002

UNOFFICIAL COPY

20694668

BALLOT

Amend the declaration to read:

3.02 MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON AREA:

..... furnished by the association and shall include, without limitation, snow removal, street cleaning and other necessary maintenance, repair and replacement of private roads, driveways, parking areas and **ROOFS** which are part of the Common Area..... The cost of any such maintenance, repairs and replacement shall be Common Expenses.

3.03 MAINTENANCE, REPAIR AND REPLACEMENT OF LOTS:

(A) The owners shall be responsible to maintain, repair and/or replace the exterior walls, foundations, masonry, steps, doors, windows, trim and all other exterior and interior portions of the townhomes. (the word "Roofs" is removed)

The word "roof" was removed from section 3.03 and added to section 3.02
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YES NO

Townhouse Address 1006.5 Dodge

Townhouse Owner Mary Emanuel (please print)

Owner's signature MARY Emanuel Date 3/19/02

UNOFFICIAL COPY

20694668

BALLOT

Amend the declaration to read:

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YES NO

Townhouse Address 1013 Brown Ave

Townhouse Owner Clara Turman Daniels (please print)

Owner's signature Clara Turman Daniels Date 3/22/02

UNOFFICIAL COPY

20694668

20694668

BALLOT

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YES NO

Townhouse Address 1020 1/2 Dodge Ave

Townhouse Owner CHARLENE E. KENNEDY (please print)

Owner's signature Charlene E. Kennedy Date 3/21/02

UNOFFICIAL COPY

20694668

BALLOT

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YES NO

Townhouse Address 1007 Brown Ave

Townhouse Owner Virginia C. Muhammad (please print)

Owner's signature Virginia C. Muhammad Date 3/22/02

UNOFFICIAL COPY

20694668

BALLOT

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YES _____ NO _____

Townhouse Address 1008 1/2 DODGE AVE

Townhouse Owner MIGUEL GOMEZ +
JUANITA GOMEZ (please print)

Owner's signature Juanita Gomez Date 03/18/05

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20694668

BALLOT

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YES

X

NO

Townhouse
Address

1021 Brown

Townhouse
Owner

JOANNE ZELONNY

(please print)

Owner's signature

Joanne Zelony

Date

3/17/02

UNOFFICIAL COPY

89946302

BALLOT

Amend the declaration to read:

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YES _____ NO _____

Townhouse Address 1015 Dodge

Townhouse Owner Robert E Glassy
Nadeline E. Glass (please print)

Owner's signature Robert E. Glass Date 3-11-2002
Nadeline E Glass

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20694668

BALLOT

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YES _____ NO X

Townhouse Address 1012 Dodge Ave.

Townhouse Owner Sheila & Eugenio Torrez (please print)

Owner's signature Sheila Torrez Date 3/16/02
E. C. Torrez

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UNOFFICIAL COPY

20634668

BALLOT

Amend the declaration to read:

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YES NO

Townhouse Address 1000 Dodge Ave

Townhouse Owner Jacquetta Westbrook (please print)

Owner's signature Jacquetta Westbrook

UNOFFICIAL COPY

20694668

BALLOT

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YES NO

Townhouse Address 1907 LEE EVANSTON ILL 60202

Townhouse Owner ESPERANZA MUNOZ (please print)

Owner's signature Esperanza Munoz Date 3/16/002

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Property of Cook County Clerk's Office

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20694668

BALLOT

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YES _____ NO _____

Townhouse Address 1919 Lee Street

Townhouse Owner Michael and DONNA SMART (please print)

Owner's signature Michael Smart Date 3/16/02
Donna Smart 3/16/02

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

20694668

BALLOT

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YES NO

Townhouse
Address 1013 1/2 Brown

Townhouse
Owner CHARLES E. DAVIS (please print)

Owner's signature Charles Davis Date 3-18-02

UNOFFICIAL COPY

20694668

BALLOT

Amend the declaration to read:

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YES X NO

Townhouse Address 1005 Brown Avenue

Townhouse Owner Wilma-Jean Lancaster (please print)

Owner's signature Wilma-Jean Lancaster Date March 18, 02

UNOFFICIAL COPY

20694668

BALLOT

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YES X NO

Townhouse Address 1923 Lez

Townhouse Owner Lynn Richmond (please print)

Owner's signature Lynn Richmond Date 3-19-02

UNOFFICIAL COPY

20694668

BALLOT

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YES NO

Townhouse Address 1007E BROWN

Townhouse Owner JOHN M DANKO (please print)

Owner's signature John M Danko Date 3/15/02

UNOFFICIAL COPY

Property of Cook County Clerk's Office