

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

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2002-06-24 12:28:11
Cook County Recorder 29.50

AMENDMENT(S) TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR
11953-57 LAWDALE CORPORATION

ARTICLE 3, PARAGRAPH 3; ARTICLE 6, PARAGRAPH G; ARTICLE 5, AND
ARTICLE 7, PARAGRAPH (E), OF THE DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 11953-57
LAWDALE CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF
DEEDS OF COOK COUNTY, ILLINOIS, ON NOVEMBER 20, 1973 AS DOCUMENT
NO. 22550989 IS AMENDED BY AMENDATORY RESOLUTION PASSED AT A DULY
CONVENED SPECIAL MEETING OF THE UNIT MEMBERS OF THE 11953-57
LAWDALE CORPORATION ON SEPTEMBER __, 2001, ACCORDING TO AND IN
COMPLIANCE WITH THE PROVISIONS FOR AMENDMENT OF SAID DECLARATION
THEREIN CONTAINED, SAME TO BE EFFECTIVE WITH THE RECORDING OF THIS
AMENDMENT, BY CHANGING SAID ARTICLE 3, PARAGRAPH 3; ARTICLE 6,
PARAGRAPH G; ARTICLE 5, AND ARTICLE 7, PARAGRAPH (E), TO READ AS
FOLLOWS:

PIPES, ETC. ALL PIPES, WIRES, DUCTS, FLUES, CONDUITS, PUBLIC
UTILITY LINES (TO THE OUTLETS) AND STRUCTURAL COMPONENTS LOCATED
IN OR RUNNING THROUGH A UNIT AND SERVING MORE THAN ONE UNIT OR
ANOTHER UNIT OR SERVING, OR EXTENDING INTO, THE COMMON ELEMENTS, OR
ANY PART THEREOF, SHALL BE DEEMED PART OF THE COMMON ELEMENTS BUT
SHALL NOT BE DEEMED TO BE LIMITED COMMON ELEMENTS. NO UNIT OWNER
MAY TAKE ANY ACTION THAT WOULD INTERFERE WITH THE ABILITY OF THE
ASSOCIATION TO REPAIR, REPLACE, OR MAINTAIN SAID COMMON ELEMENTS AS
PROVIDED HEREIN.

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WINDOWS, ETC. ALL WINDOWS, PATIO DOORS, AND OUTSIDE SILLS, CONTIGUOUS TO AND SERVING A SINGLE UNIT EXCLUSIVELY AS AN INSEPERABLE APPURTENANCE THERETO, SHALL BE DEEMED TO BE LIMITED COMMON ELEMENTS. THE COSTS OF REPAIR FOR MAINTENANCE SHALL BE WITH THE INDIVIDUAL UNIT OWNER AND NOT THE ASSOCIATION.

BALCONIES, PATIOS. ALL BALCONIES AND PATIOS, CONTIGUOUS TO AND SERVING A SINGLE UNIT EXCLUSIVELY AS AN INSEPERABLE APPURTENANCE THERETO, SHALL BE DEEMED TO BE LIMITED COMMON ELEMENTS. HOWEVER THE COSTS OF REPAIR FOR MAINTENANCE SHALL BE WITH THE ASSOCIATION AND NOT THE INDIVIDUAL UNIT OWNER. NO UNIT OWNER MAY MAKE ANY ACTION THAT WOULD INTERFERE WITH THE ABILITY OF THE ASSOCIATION TO REPAIR, REPLACE, OR MAINTAIN SAID LIMITED COMMON ELEMENTS AS PROVIDED HEREIN.

PETS. DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT IN UNITS, PROVIDED THE OWNER OF SAID HOUSEHOLD PETS EXECUTES A PET AGREEMENT WITH THE 11953-57 LAWNDALE CORPOPATION, SPECIFYING THE PET OWNERS WILLINGNESS TO ABIDE BY DULY ENACTED RULES AND REGULATIONS OF THE ASSOCIATION REGARDING THE KEEPING OF HOUSEHOLD PETS.

LATE ASSESSMENTS. IF AN OWNER'S ASSESSMENT IS NOT RECEIVED BY THE TENTH OF THE MONTH, AS REMITTED TO THE TREASURER OF THE ASSOCIATION BY THE UNIT OWNER, THERE WILL BE A PENALTY ASSESSED IN THE FORM OF AN ADDITIONAL LATE CHARGE OF \$10.00.

ASSOCIATION OFFICER'S EXPENSES. THE OFFICERS OF THE ASSOCIATION, IN CONSIDERATION OF THE MONTHLY EXPENSES INCURRED BY THEM HEREIN IN PERFORMING AND EXERCISING ASSOCIATION DUTIES, WILL BE ENTITLED TO A REDUCTION IN THEIR MONTHLY ASSESSMENTS IN THE

AMOUNT OF \$35.00 (THIRTY-FIVE DOLLARS) PER MONTH FROM THEIR MONTHLY ASSESSMENT.

IN ALL OTHER RESPECTS SAID DECLARATION OF CONDOMINIUM REMAINS UNCHANGED.

11953-57 LAWNDALE CORPORATION

By: Curt M. Kury President

By: Joan B. Wagner SECRETARY

By: Carol Hayes Treasurer

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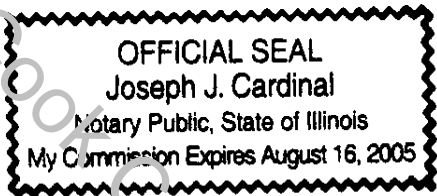
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JOSEPH CARDINAL, A NOTARY PUBLIC IN AND FOR THE COUNTY OF COOK AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH THEY DULY SIGNED SAID INSTRUMENT FOR AND ON BEHALF OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Joan Wagner, Curt Kunz, Carol Hynes
(JOAN WAGNER, CURT KUNZ, CAROL HYNES)

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 10/15/01.

Joseph J. Cardinal
NOTARY PUBLIC



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That part of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 25 (except the North 17 feet and except the South 33 feet thereof) lying Southerly of a line described as follows:

Beginning at a point on the East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 25 aforesaid, 438.00 feet South of the South line of the North 17 feet aforesaid; thence Northwesterly to a point, said point being 429.34 feet South of the South line of the North 17 feet aforesaid and 70 feet East of the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 25 aforesaid, both measured at right angles thereto; thence South along a line parallel to the East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of said Lot 25, 12.00 feet; thence West along a line parallel to the South line of the North 17 feet aforesaid, 70.00 feet to the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of said Lot 25, in Brayton Farms No. 3, a Subdivision of the Northwest $\frac{1}{4}$ of Section 26, (except the West 80 acres thereof), Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

PIN 24-26-102-079

Commonly known as 11953-57 S. Lawndale
Alsip, IL 60803

Prepared by and



Joseph Cardinal
Atty at Law
3960 W 95th
Floor 2

Evergreen Park, IL 60805

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