

FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
of 2627 N. WASHTENAW AVENUE
CONDOMINIUM ASSOCIATION



This Amendment to the Declaration of Condominium made and entered into this 25th day of SEPTEMBER, 2002, by RICHARD FIGUEROA, individually, (hereinafter referred to as the "Initial Owner") and RICOPORT DEVELOPMENT, LLC ("hereinafter referred to as the "Developer"), the 2627 N. WASHTENAW AVENUE CONDOMINIUM ASSOCIATION ("hereinafter referred to as the "association") and BRAD W. BEELAERT and KONSTANTINA A. BEELAERT, as owners of Unit 2.

WHEREAS, the initial owner executed the Declaration of Condominium pursuant to the Condominium Property Act - 2627 N. WASHTENAW AVENUE CONDOMINIUM ASSOCIATION recorded on July 25, 2002 as Document No. 0020814619 ("Declaration").

WHEREAS, the Declaration provides in Paragraph 23 that the developer shall have the right to change or modify the Declaration to bring the Declaration in Compliance with the Condominium Property Act of the State of Illinois or to correct clerical or typographical errors in the Declaration and paragraph 18 provides that the Board and the unit owners may amend or modify the Declaration.

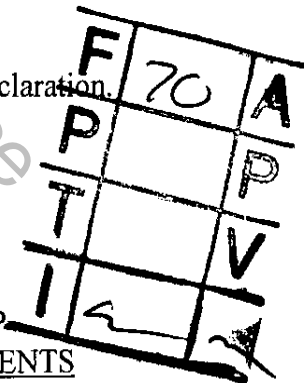
NOW THEREFORE, the initial owner, the developer, the association and unit owners declare and amend the Declaration as follows:

1. That the "Consent of Mortgagee" shall be attached to and made a part of the Declaration.
2. That Exhibit B shall be modified to read as follows:

EXHIBIT B

UNIT	PARKING SPACE LIMITED COMMON	PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS
1	P-2	38.9957265%
2	P-1	27.8846153%
3	P-3	33.1196582%

100.00000%



RECORDING FEE 70
DATE 9-27-02 COPIES 6
OK BY _____

PREPARED BY: RICHARD FIGUEROA
2516 N. ARMAN
CHGO, IL 60647
mail to

3. That the Paragraph 27 shall be added to the Declaration which shall read as follows:

27. **LIMITED ROOF USE - UNIT OWNER 3.** The roof shall be part of the Common Elements. However, if there is exclusive direct access from Unit 3 to the roof, then the owner of Unit 3 shall have, as a right and benefit appurtenant to the ownership of such Unit, the exclusive use and enjoyment of the roof to such extent as it is not used or needed by the Association for the reasonable operation of the building or for any communications use for the association.

Unit Owner 3 shall not make any structural additions, partitions, changes or improvements (collectively "Roof Improvements") on the roof without the consent and approval of the Association. Such roof improvements shall not increase the insurance cost to the Association or cause the Association any additional cost or expense. Any defects or damage caused by the roof improvements or caused by the negligence, misuse or neglect of Unit Owner 3 shall be the sole responsibility and expense of Unit Owner 3. Unit Owner 3 shall indemnify and hold harmless the association and all other Unit owners for any and all liability associated with this limited roof use, including but not limited to, property damage and personal injury.

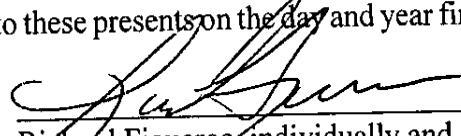
Any roof improvements shall be in full compliance with all federal, state and local laws, regulations and ordinances. Any costs for the roof improvements and building permits shall be paid by Unit Owner 3. Unit Owner 3, at their expense, shall properly maintain all roof improvements and not cause any lien or encumbrance to attach to the building because of such roof improvements.

If Unit Owner 3 does not commence making any roof improvements by 12/31/17, then this right of limited roof use shall terminate forever.

Probate Court Clerk's Office

UNOFFICIAL COPY

IT IS WITNESSED WHEREOF, RICHARD FIGUEROA and individually and as Manager of Ricoport Development, LLC has cause his name to be signed to these presents on the day and year first above written.

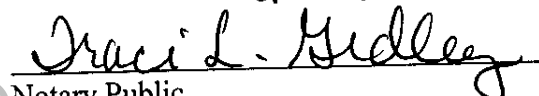

Richard Figueroa, individually and as manger
of Ricoport Development LLC

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.




Notary Public

This document prepared by and MAIL TO: Alan E. Lechowicz, 111 E. Jefferson Avenue, Naperville, IL 60540.

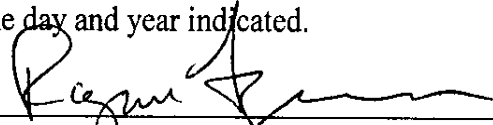
Property of Cook County Clerk's Office

UNOFFICIAL COPY

It is witnessed whereof that the undersigned as all of the Board Members of the Association has caused their name to be signed to these presents on the day and year indicated.



RICHARD FIGUEROA



RAYMOND FIGUEROA

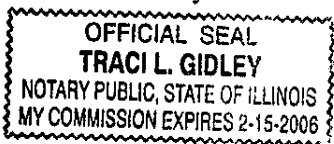


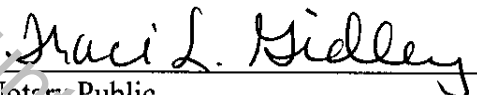
LORRAINE RUA FIGUEROA

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.





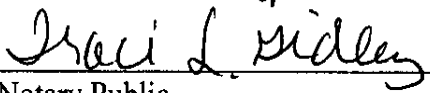
Notary Public

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RAYMOND FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.





Notary Public

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LORRAINE RUA FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September 2002.



Traci L. Gidley
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

It is witnessed whereof that the undersigned as the sole owners of Unit 2 have caused their names to be signed to these presents on the day and year indicated.

Brad W. Beelaert
BRAD W. BEELAERT

Konstantina A. Beelaert
KONSTANTINA A. BEELAERT

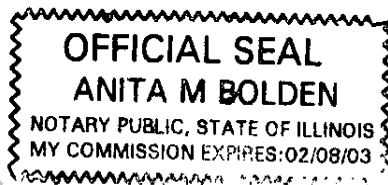
STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BRAD W. BEELAERT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of September, 2002.

Anita Bolden
Notary Public

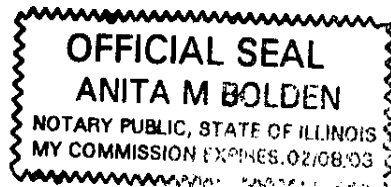
STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)



I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KONSTANTINA BEELAERT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of September, 2002.

Anita Bolden
Notary Public

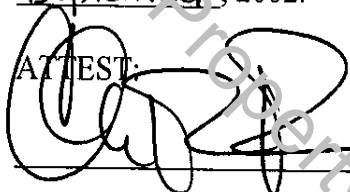


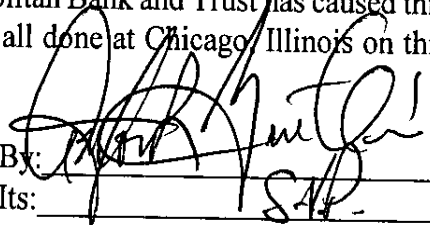
UNOFFICIAL COPY

CONSENT OF MORTGAGEE

Cosmopolitan Bank and Trust, holder of a Mortgage on the Property, dated October 15, 2001, and recorded October 25, 2001, as Document No. 0011000753 hereby consents to the execution and recording of the 2627 N. WASHTEAW AVENUE Declaration of Condominium recorded on July 25, 2002 as Document No. 0020814619 and to the attached First Amendment thereto and agrees that said mortgage is subject to the provisions of said Declaration and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Cosmopolitan Bank and Trust has caused this Instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois on this 25th day of September, 2002.

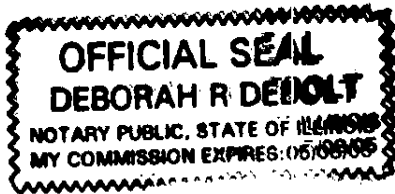
ATTEST


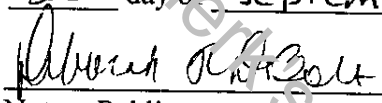
By: 
Its: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANTONIO GUILLEN and LESO RIVERA, respectively, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.





Notary Public

UNOFFICIAL COPY

Legal Description of the Property:

The North 24 feet of Lot 28 in Block 10 in Harriet Farlin's Subdivision of the West Half of the Southeast Quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 2627 N. Washtenaw Avenue, Chicago, IL

PIN: 13-25-410-008

Property of Cook County Clerk's Office

0021062738

UNOFFICIAL COPY

0021062738

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM of 2627 N. WASHTENAW AVENUE CONDOMINIUM ASSOCIATION

SEP 27 2002

This Amendment to the Declaration of Condominium made and entered into this 25th day of SEPTEMBER, 2002, by RICHARD FIGUEROA, individually, (hereinafter referred to as the "Initial Owner") and RICOPORT DEVELOPMENT, LLC ("hereinafter referred to as the "Developer"), the 2627 N. WASHTENAW AVENUE CONDOMINIUM ASSOCIATION ("hereinafter referred to as the "association") and BRAD W. BEELAERT and KONSTANTINA A. BEELAERT, as owner of Unit 2.

WHEREAS, the initial owner executed the Declaration of Condominium pursuant to the Condominium Property Act - 2627 N. WASHTENAW AVENUE CONDOMINIUM ASSOCIATION recorded on July 25, 2002 as Document No. 0020814619 ("Declaration").

WHEREAS, the Declaration provides in Paragraph 23 that the developer shall have the right to change or modify the Declaration to bring the Declaration in Compliance with the Condominium Property Act of the State of Illinois or to correct clerical or typographical errors in the Declaration and paragraph 18 provides that the Board and the unit owners may amend or modify the Declaration.

NOW THEREFORE, the initial owner, the developer, the association and unit owners declare and amend the Declaration as follows:

1. That the "Consent of Mortgage" shall be attached to and made a part of the Declaration.
2. That Exhibit B shall be modified to read as follows:

EXHIBIT B

<u>UNIT</u>	<u>PARKING SPACE LIMITED COMMON</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS</u>
1	P-2	38.9957265%
2	P-1	27.8846153%
3	P-3	33.1196582%

100.00000%

F	70
P	
T	
I	

RECORDING FEE 70

DATE 9-27-02 COPIES

OK BY _____

PREPARED: RICHARD FIGUEROA
of mail to 2516 N. TALMAN
CHGO, IL 60647

UNOFFICIAL COPY

3. That the Paragraph 27 shall be added to the Declaration which shall read as follows:

27. **LIMITED ROOF USE - UNIT OWNER 3.** The roof shall be part of the Common Elements. However, if there is exclusive direct access from Unit 3 to the roof, then the owner of Unit 3 shall have, as a right and benefit appurtenant to the ownership of such Unit, the exclusive use and enjoyment of the roof to such extent as it is not used or needed by the Association for the reasonable operation of the building or for any communications use for the association.

Unit Owner 3 shall not make any structural additions, partitions, changes or improvements (collectively "Roof Improvements") on the roof without the consent and approval of the Association. Such roof improvements shall not increase the insurance cost to the Association or cause the Association any additional cost or expense. Any defects or damage caused by the roof improvements or caused by the negligence, misuse or neglect of Unit Owner 3 shall be the sole responsibility and expense of Unit Owner 3. Unit Owner 3 shall indemnify and hold harmless the association and all other Unit owners for any and all liability associated with this limited roof use, including but not limited to, property damage and personal injury.

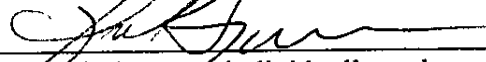
Any roof improvements shall be in full compliance with all federal, state and local laws, regulations and ordinances. Any costs for the roof improvements and building permits shall be paid by Unit Owner 3. Unit Owner 3, at their expense, shall properly maintain all roof improvements and not cause any lien or encumbrance to attach to the building because of such roof improvements.

If Unit Owner 3 does not commence making any roof improvements by 12/31/17, then this right of limited roof use shall terminate forever.

Clerk's Office

UNOFFICIAL COPY

IT IS WITNESSED WHEREOF, RICHARD FIGUEROA and individually and as Manager of Ricoport Development, LLC has cause his name to be signed to these presents on the day and year first above written.

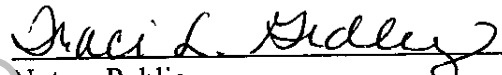

Richard Figueroa, individually and as manger
of Ricoport Development LLC

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.



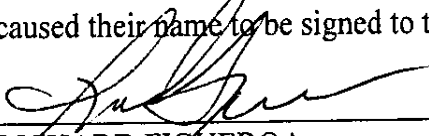

Notary Public

This document prepared by and MAIL TO: Alan E. Lechowicz, 111 E. Jefferson Avenue, Naperville, IL 60540.

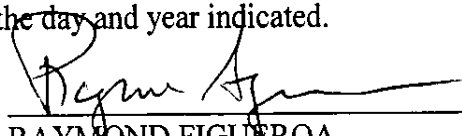
Cook County Clerk's Office

UNOFFICIAL COPY

It is witnessed whereof that the undersigned as all of the Board Members of the Association has caused their name to be signed to these presents on the day and year indicated.



RICHARD FIGUEROA



RAYMOND FIGUEROA

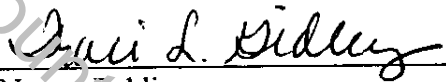


LORRAINE RJA FIGUEROA

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.



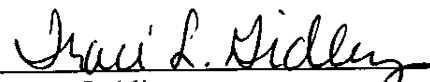
Notary Public

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)



I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RAYMOND FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.



Notary Public



UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LORRAINE RUA FIGUEROA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September 2002.



Traci L. Gidley
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

It is witnessed whereof that the undersigned as the sole owners of Unit 2 have caused their names to be signed to these presents on the day and year indicated.

Brad W. Beelaert
BRAD W. BEELAERT

Konstantina A. Beelaert
KONSTANTINA A. BEELAERT

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BRAD W. BEELAERT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of September, 2002.

Anita M. Bolden
Notary Public

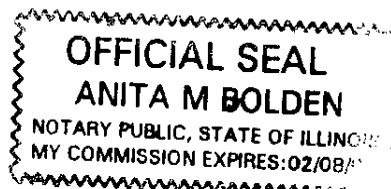
STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)



I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KONSTANTINA BEELAERT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of September, 2002.

Anita M. Bolden
Notary Public

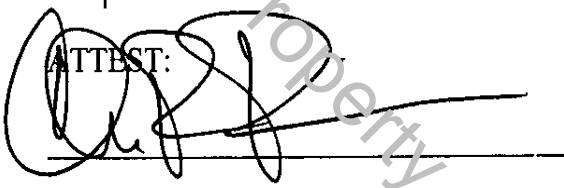


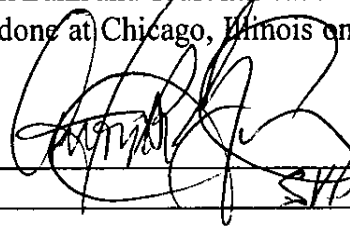
UNOFFICIAL COPY

CONSENT OF MORTGAGEE

Cosmopolitan Bank and Trust, holder of a Mortgage on the Property, dated October 15, 2001, and recorded October 25, 2001, as Document No. 0011000753 hereby consents to the execution and recording of the 2627 N. WASHTENAW AVENUE Declaration of Condominium recorded on July 25, 2002 as Document No. 0020814619 and to the attached First Amendment thereto and agrees that said mortgage is subject to the provisions of said Declaration and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Cosmopolitan Bank and Trust has caused this Instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois on this 25th day of September, 2002.

ATTEST: 

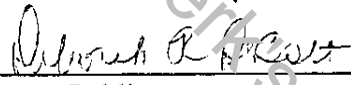
By: 
Its: _____

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANTONIO GUILLEN and CELSO RIVERA, respectively, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of September, 2002.




Notary Public

UNOFFICIAL COPY

Legal Description of the Property:

The North 24 feet of Lot 28 in Block 10 in Harriet Farlin's Subdivision of the West Half of the Southeast Quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 2627 N. Washtenaw Avenue, Chicago, IL

PIN: 13-25-410-008

Property of Cook County Clerk's Office