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UNOFFICIAL C 2017/0043 16 001 Page 1 of 8 009-27 12:49:34 000 County Recorder 70.00

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 25 day of 5002, by RICHARD FIGUEROA, individually, (hereinafter referred to as the "Initial Owner") and RICOPORT DEVELOPMENT, LLC ("hereinafter referred to as the "Developer"), the 2627 N. WASLITENAW AVENUE CONDOMINIUM ASSOCIATION ("hereinafter referred to as the "association") and BRAD W. BEELAERT and KONSTANTINA A. BEELAERT, as own 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 ard 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

<u>UNIT</u>	PARKING SPACE LIMITED COMMON	PERCENTAGE OF INTEREST IN COM	OWNERSHIP MMON ELEMENTS
1 2 3	P-2 P-1 P-3	38.9957265% 27.8846153% 33.1196582%	RECORDING FEE 70
wo: to	RICHARD FIGUREA 2516 N. TARMAN CHOOL IN 60647	100.0000%	DATE 9.27-82 COPIES COR BY

UNOFFICIAL COP 4062738 Page 2 of

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

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LIMITED ROOF USE - UNIT OWNER 3. The roof shall be part of the Common 27. 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 rost improvements or caused by the negligence, misuse or neglect of Unit Owner 3 shall be the sole esponsibility 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 toof 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 Clart's Office right of limited roof use shall terminate forever.

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 ILL INOIS)SS. COUNTY OF EUPAGE

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 bis free and voluntary act, for the uses and purposes therein set forth.

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

OFFICIAL SEAL TRACI L. GIDLEY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2-15-2006

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

0021062738 Page 4 of

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.
John Kann Kann
RICHARD PIGUEROA RAYMOND FIGUEROA
Jon Rue Jun
LORRAINE RUA FIGUEROA
STATE OF ILLENOIS)
)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 Splendy, 2002.
OFFICIAL SEAL
NOTARY PUBLIC, STATE OF ILLINOIS Note re-Public
MY COMMISSION EXPIRES 2-15-2006 Noter: Public
STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)
Total de portion)
I a notary mublic in and for well County in the State of proceed IN HEDERY CERTIFY THAT

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 rame 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 _

OFFICIAL SEAL TRACIL. GIDLEY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2-15-2006

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.

OFFICIAL SEAL

OFFICIAL SEAL

OFFICIAL SEAL NOTARY YUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2-15-2006 Of Coot County Clark's Office

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.

RIW. RELAERT

STATE OF ILLINOIS

)

)

COUNTY OF DUPAGE

| KINSTANTINA A. BEELAERT |

KONSTANTINA A. BEELAERT

I, a notery 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 15 day of Jack Landon, 2002

Motary Public

STATE OF ILLINOIS

)SS.

COUNTY OF DUPAGE

OFFICIAL SEAL

ANITA M BOLDEN

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES:02/08/03

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 <u>45</u>

lay of _

2002

Notary Public

OFFICIAL SEAL ANITA M BOLDEN

MOTARY PUBLIC, STATE OF ILLINOIS S MY COMMISSION EXPINES.02/08/03

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.

Toperty Net of the State of Infilois.
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 Ohicago Illinois on this25+h_ day of
STATE OF ILLINOIS Decision of the state of t
COUNTY OF DUPAGE) SS.
I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
ANTONIO GUILLEA! and CEISO 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

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

OFFICIAL SEAL
DEBORAH R. DEBOLT
NOTARY PUBLIC, STATE OF ILLINGS
MY COMMISSION EXPIRES: 105/09/05

forth.

Notary Public

Page 8 of 8

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 5-410-00

COOK COUNTY CLORK'S OFFICE

PIN: 13-25-410-008

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

SEP 270%

This Amendment to the Declaration of Condominium made and entered into this 250 day of 5002, 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 of 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 Illineas 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 amen 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

<u>UNIT</u>	PARKING SPACE LIMITED COMMON	PERCENTAGE OF INTEREST IN COM	OWNERSHIP MMON ELEMENTS
1 2 3	P-2 P-1 P-3	38.9957265% 27.8846153% 33.1196582%	RECORDING FEE 70
ethero:	RICHARD FIGUREA 2516 N. TARMAN CHOO, IN 60647	100.00000%	DATE 9:25-82 COPIES OK BY

- 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 lies 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.

IT IS WITNESSED WHEREOF, RICHARD FIGURE Development, LLC has cause his name to be signed to	these presents on the day and year first above written.
•	Sultrum
	Richard Figueroa, individually and as manger of Ricoport Development LLC
	•
STATE OF ILLINOIS))SS.	
COUNTY OF DUPAGE)	
RICHARD FIGUEROA, personally known to me to foregoing instrument, appeared before me this day in delivered the said instrument as his area and volunta	the State aforesaid, DO HEREBY CERTIFY THAT be the same person whose name is subscribed to the person and acknowledged that he signed, sealed and any act, for the uses and purposes therein set forth.
GIVEN under my hand and official seal, this	a 25th day of September, 2002.
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION FXPIRES 2.15 AND A	Notary Public
This document prepared by and MAIL TO: Alan E. 60540.	. Lechowicz, 111 E. Jefferson Avenue, Naperville, IL
00340.	·20.
	Q _r
•	TS
	Lechowicz, 111 E. Jefferson Avenue, Naperville, IL

It is witnessed whereof that the	ne undersigned as all of the Board Members of the Association has se presents on the day and year indicated.
caused their name to be signed to thes	se presents on the day and year indicated.
Author	Tym A
RICHARD FIGUEROA	RAYMOND FIGUEROA
Joun Vent Jun	
LORRAINE RUA FIGUEROA	
0,	
STATE OF ILLINOIS)	•
)SS.	
COUNTY OF DUPAGE ()	
L a notary public in and for s	aid County, in the State aforesaid, DO HEREBY CERTIFY THAT
RICHARD FIGUEROA, personally	rown to me to be the same person whose name is subscribed to the
foregoing instrument appeared before	e me his day in person and acknowledged that he signed, sealed and
delivered the said instrument as his fr	ree and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and or	fficial seal, this 25. day of XPUMOON, 2002.
	fficial seal, his 25th day of September, 2002.
	Notary Inblic
	
STATE OF ILLINOIS)	OFFICIAL SEAL TRACIL SIDLEY
)SS.	NOTARY PUBLIC, STATE, OF HELINDIS \$
COUNTY OF DUPAGE)	MY COMMISSION EXPIRES 1-15 2006
10	11 County in the State of proceed DO HEDERY CERTIFY THAT
I, a notary public in and for s	said County, in the State aforesaid, DC HFPEBY CERTIFY THAT y known to me to be the same person whose name is subscribed to the
RAYMOND FIGUERUA, personally	re me this day in person and acknowledged that he signed, sealed and
	Consideration and the light and number including the light for the light and numbers including the light for the light and numbers including the light including the l
delivered the said instrument as his i	nee data votanda ja so, sa
GIVEN under my hand and o	official seal, this _25 ¹³ day of _September_, 2002.
	official seal, this _25 th day of _September, 2002.
	Notary Public
	- · - · · · · · · · · · · · · · · · · ·

OFFICIAL SEAL
TRACIL. GIDLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-15-2006

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.

OFFICIAL SEAL Notary Public

Notary Public

NOTARY PUPLIC, STATE OF ILLINOIS MY COMMISSIC ! EXPIRES 2-13-2006 Coot County Clert's Office

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. 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 35 . 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 persor 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 15

OFFICIAL SEAL
ANITA M BOLDEN
NOTARY PUBLIC, STATE OF ILLING

Notary Public

NOTARY PUBLIC, STATE OF ILLING? MY COMMISSION EXPIRES:02/08/*

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	e
signed by its duly authorized officers on its behalf, all done at Chicago, Minois on this 25th day	of
Sptember 2002.	
- Antal XI	
By: Wy v v v	
Its:	
Suff J	
STATE OF ILLINOIS) Or	
)SS.	
COUNTY OF DUPAGE)	
THE STATE OF THE STATE OF THE PROPERTY OF THE STATE OF TH	T
I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THA	
ANTONIO GUILLEN and CECO RIVERA, respectively, personally known to	.0 : 0
me to be the same person whose names are subscribed to the foregoing instrument, appeared before me the day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and	19 12
voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein se	et.
forth.	J.
ioitii.	
GIVEN under my hand and official seal, this 25 th day of September, 2002.	
a de la communa	
OFFICIAL SEAL JULIANA OF ANCION	
DEBORAH R DEBOLT Notary Public	
NOTARY PUBLIC, STATE OF ILLINOIS AMY COMMISSION EXPIRES: 05/08/05	
Commence	
· Co	

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

TODERTY OF COOK COUNTY CLERK'S OFFICE PIN: 13-25-410-008