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0021011620

1723/0098 50 001 Page 1 of 6
2002-09-16 14:58:35
Cook County Recorder 34.00



0021011620

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE JESSICA CONDOMINIUM

This First Amendment to the Declaration of Condominium for The Jessica Condominium made and entered into this 4th day of September, 2002, by the Board of Managers (hereinafter referred to as "Board") of The Jessica Condominium upon approval by 2/3rds of the Unit Owners at a meeting called for that purpose.

WITNESSETH

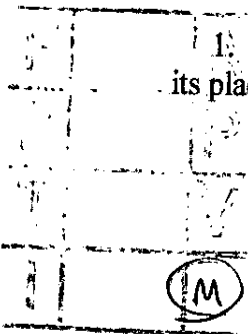
WHEREAS, by a certain Declaration of Condominium Ownership (hereinafter referred to as "Declaration") recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document no. 9999761 on November 5, 1998, certain real estate (hereinafter referred to as "Property") was submitted to the Condominium Property Act of the State of Illinois. The Property subject to the Declaration is identified and legally described in Exhibit "A" which is attached hereto and made a part hereof. Exhibit "B" which is attached hereto and made a part hereof identifies the Unit Numbers, the percentage ownership interest in the common elements and the Permanent Index Number for the Units; and

WHEREAS, Paragraph 18 provides that the Declaration may be amended, changed or modified by instrument in writing setting forth such amendment, change or modification, signed and acknowledged by the President or Vice President and the Secretary /Treasurer of The Jessica Condominium Association (hereinafter referred to as "Association") upon approval of 2/3rds of the Unit Owners, provided however, a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of an affidavit by an officer of the Association certifying that all of the Unit Owners have approved such amendment, change or modification; and

WHEREAS, The Board and Unit Owners wish to eliminate the leasing of units, the allowance of pets and to establish the maximum occupancy for Units.

NOW, THEREFORE, The Board upon approval by 2/3rds of the Unit Owners does hereby amend the Declaration as follows:

1. Paragraph 8 is deleted in its entirety and the following paragraph is substituted in its place and stead:



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DATE 9/16/02 COPIES 4
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8. Lease of Units. No unit shall be leased.

2. Paragraph 12 (f) is deleted in its entirety and the following paragraph (f) is substituted in stead:

(f) No animals livestock, fowl or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Elements, including dogs and cats. Any Unit Owner who has a pet in their Unit as of the date of this First Amendment to the Declaration is permitted to keep the pet until the pet dies or may replace the pet with another pet after the pet dies, subject to rules and regulations adopted by the Association, and provided further, any such authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days written notice from the Association.

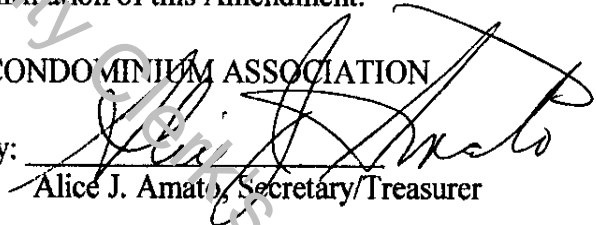
3. Paragraph 12 shall be amended to add the following sub-paragraph (q):

(q) Occupancy of Units shall be limited to two persons for a one-bed room Unit and four persons for a two-bedroom Unit.

IN WITNESS WHEREOF, the undersigned Vice President and Secretary/Treasurer of The Jessica Condominium Association have hereunto set their hands and seals the day and date first written above, and in accordance with the requirements and the provisions of the Declaration and in confirmation of the meeting, vote and upon approval by 2/3rds of the Unit Owners of this Amendment and in confirmation of this Amendment.

BOARD OF MANAGERS OF THE JESSICA CONDOMINIUM ASSOCIATION

By: 
James Sipple, Vice President

By: 
Alice J. Amato, Secretary/Treasurer

This document was prepared by:
Vincent F. Giuliano
Attorney at Law
7222 W. Cermak Road
Suite 300
North Riverside, IL 60546

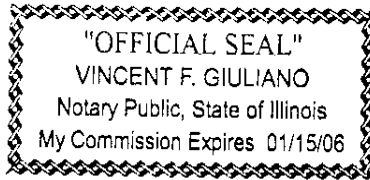
After recording mail to:
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Attorney at Law
7222 W. Cermak Road
Suite 300
North Riverside, IL 60546

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21011620

I, a Notary Public in and for the County of Cook and State of Illinois, do hereby certify that James Sipple and Alice J. Amato appeared before me this day in person and acknowledged that they are members of the Board of Managers of The Jessica Condominium Association and that they signed the First Amendment to Declaration of Condominium for The Jessica Condominium as their free and voluntary act for the uses and purposes therein set forth.

Given my hand and notarial seal this 4th day of September, 2002



Vincent F. Giuliano

Notary Public

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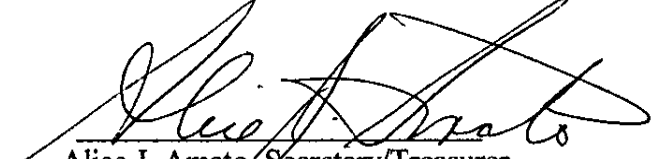
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CERTIFICATE OF SECRETARY/TREASURER

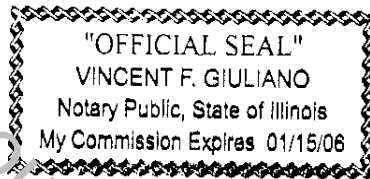
I, certify that I am the Secretary/Treasurer of The Jessica Condominium Association and that the First Amendment to Declaration of Condominium for The Jessica Condominium, to which this certificate is attached, was approved by 2/3rds of the Unit Owners at a meeting of Unit Owners called for such purpose. I further certify that a copy of this Amendment has been mailed by certified mail to all mortgagees having bona fide liens against any Unit in accordance with the Declaration.

IN WITNESS WHEREOF, I have set my hand and seal this 4th day of September, 2002.


Alice J. Amato, Secretary/Treasurer

SUBSCRIBED AND SWORN TO
Before me this 4th day of September, 2002


Notary Public



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21011620

EXHIBIT A

LEGAL DESCRIPTION

(2257 South Des Plaines Avenue, North Riverside, Illinois)

LOT 23, LOT 24, AND LOT 25 (EXCEPT THE NORTH 9 FEET THEREOF)
IN BLOCK 1 IN WALTER G. MCINTOSH AND COMPANY'S 22ND STREET
ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 100 ACRES
OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE
CHICAGO MADISON AND NORTHERN RAILROAD, IN COOK COUNTY,
ILLINOIS.

P.I.N. 15-25-100-044-0000

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EXHIBIT B

21011620

UNIT DESCRIPTION

UNITS 2SE, 3SE, 2SW, 3SW, 1NW, 1NE, 2NE, 3NE, 2NW AND 3NW TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE JESSICA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 5, 1998, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 98999761.

<u>UNIT DESIGNATION</u>	<u>PERMANENT INDEX NUMBER</u>	<u>PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS</u>
2SE	15-25-100-053-1001	08.570%
3SE	15-25-100-053-1002	08.679%
2SW	15-25-100-053-1003	08.788%
3SW	15-25-100-053-1004	08.897%
1NW	15-25-100-053-1005	10.590%
1NE	15-25-100-053-1006	10.590%
2NE	15-25-100-053-1007	10.753%
3NE	15-25-100-053-1008	10.862%
2NW	15-25-100-053-1009	11.081%
3NW	15-25-100-053-1010	<u>11.190%</u>
		100.000%

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WITNESSETH

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WHEREAS, Paragraph 18 provides that the Declaration may be amended, changed or modified by instrument in writing setting forth such amendment, change or modification, signed and acknowledged by the President or Vice President and the Secretary /Treasurer of The Jessica Condominium Association (hereinafter referred to as "Association") upon approval of 2/3rds of the Unit Owners, provided however, a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of an affidavit by an officer of the Association certifying that all of the Unit Owners have approved such amendment, change or modification; and

WHEREAS, The Board and Unit Owners wish to eliminate the leasing of units, the allowance of pets and to establish the maximum occupancy for Units.

NOW, THEREFORE, The Board upon approval by 2/3rds of the Unit Owners does hereby amend the Declaration as follows:

1. Paragraph 8 is deleted in its entirety and the following paragraph is substituted in its place and stead:

34

9/16/02

(M) JMM

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8. Lease of Units. No unit shall be leased.

2. Paragraph 12 (f) is deleted in its entirety and the following paragraph (f) is substituted in stead:

(f) No animals livestock, fowl or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Elements, including dogs and cats. Any Unit Owner who has a pet in their Unit as of the date of this First Amendment to the Declaration is permitted to keep the pet until the pet dies or may replace the pet with another pet after the pet dies, subject to rules and regulations adopted by the Association, and provided further, any such authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days written notice from the Association.

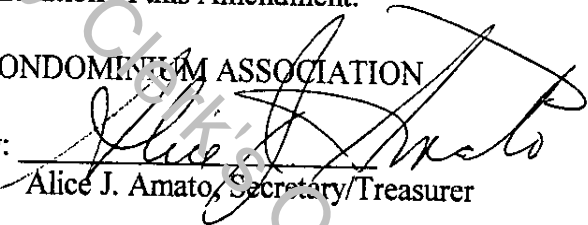
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IN WITNESS WHEREOF, the undersigned Vice President and Secretary/Treasurer of The Jessica Condominium Association have hereunto set their hands and seals the day and date first written above, and in accordance with the requirements and the provisions of the Declaration and in confirmation of the meeting vote and upon approval by 2/3rds of the Unit Owners of this Amendment and in confirmation of this Amendment.

BOARD OF MANAGERS OF THE JESSICA CONDOMINIUM ASSOCIATION

By: 
James Sipple, Vice President

By: 
Alice J. Amato, Secretary/Treasurer

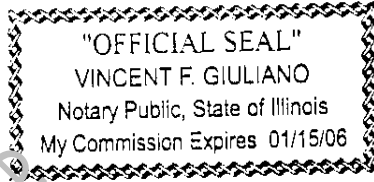
This document was prepared by:
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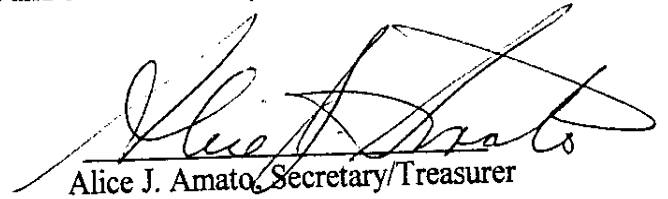
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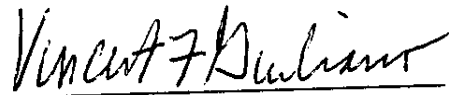
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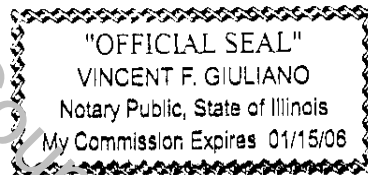
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