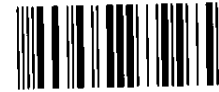


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2955/0015 32 001 Page 1 of 6  
2000-04-27 09:40:10  
Cook County Recorder 31.50



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Property of Cook County Clerk's Office

**WOLCOTT ASSOCIATION DECLARATION**

**&**

**EASEMENT DECLARATION**

**&**

**AMENDMENT of Recorded document #08114062 and #09055334**

**Of**

**3400 S. WOLCOTT; UNITS A to J and 3410 S. WOLCOTT; UNITS A to M  
CHICAGO; ILLINOIS**

**TOWNHOUSE DEVELOPMENT**

**Whereas, FERRO ELECTRICAL CORPORATION, is the owner of real estate legally described in Exhibit "A", "B" and "C", as attached hereto and made part hereof, and**

**Whereas, such real estate has been developed as a planned unit development of townhouses, 3400 S. WOLCOTT consists of one building contain TEN (10) townhouses units as Exhibit "A" and 3410 S. WOLCOTT consists of one building contain THIRTEEN (13) townhouses units as Exhibit "B" and**

designated as 3400 S. WOLCOTT; UNITS A to J and 3410 S. WOLCOTT; UNITS A to M (listed each townhouse individual address).

**Whereas**, WOLCOTT ASSOCIATION shall have title to common area, Exhibit "C" for use of townhouse owners and shall collect funds for the payment of water bills, taxes on common area and other matters affecting the townhouses in general.

**Whereas**, the units adjoin one another, with common walls, a common driveway, common walkway, and common alleyways serving said townhouses.

**Whereas**, it is in the interest of the owners of the townhouse units to cooperate and coordinate and set forth the respective rights and obligations of each unit owner with respect to the common walls, common driveway, common walkway, and common alleyways servicing said townhouses.

THIS DECLARATION AND PROVISIONS by the current owner and developer of the individual units of the development and affecting future purchaser/owners of the individual units, is hereby made, entered and recorded to run with the land, to become part and condition of any future transfer of the property or individual units. Owners of specific units contained in said Townhouses are not yet identified and the units contained therein have not yet all been sold to identified purchasers.

#### CONSIDERATION

Individual units of the Townhouses are offered for sale or have been sold to certain prospective buyers or to the new owners pursuant to sales contracts for such sale. Consideration in form of purchase or sales price includes consideration for the easements and obligations set forth herein and also mutual covenants set forth and mutual benefits to be derived hereunder.

#### EASEMENT FOR INGRESS , EGRESS AND STORAGE

The area adjoining the public alleyway, more fully described on Exhibit "C" is hereby declared to a common area for the storage of refused containers, ingress and egress to the container, and for the access to the container by refuse vehicles, and shall be used by the owners or occupants of the Units located in Exhibit "A" and "B" and their invitee for the foregoing purpose.

#### DURATION OF THE DECLARATION

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This declaration shall continue in effect for as long as the building wall remains standing and in use subject to the right to replacement granted above, and shall become a condition of transfer of any interest in the real property conveyed.

This declaration shall bind and inure to the benefit of the parties and their respective heirs, legal representatives, and assigns, it shall continue as covenant running with the land as to each individual unit as well as the Townhouse and garage for the duration of such improvements. Nothing contained herein shall be construed as a grant by either party or their respective rights to title to the land on which the walls or any extension thereof stands.

## AMENDMENT

The easement and covenant recorded as Document #08114062 and #09055334 are amended to correct the tax numbers in that third set of numbers of each one is not 233 but 223 with the correct ones as follows:

17-31-223-012  
17-31-223-013  
17-31-223-014  
17-31-223-015  
17-31-223-016  
17-31-223-017  
17-31-223-018  
17-31-223-019

## DECLARATION OF THE WOLCOTT ASSOCIATION

### "Name and Purpose"

The names of the Association, a not-for-profit unincorporated association, is WOLCOTT ASSOCIATION. The basic objectives of the WOLCOTT ASSOCIATION shall be to represent the common interest of the townhouse owners as described in Exhibit "A" and "B". Specifically to:

1. To collect funds and to pay the water bills on the units and to represent the owners before City of Chicago, Department of Water.
2. To take title, to collect funds, and to the pay taxes on the common property described as Exhibit "C" and to represent itself and the townhouse owners by agreement before the taxing and their divisions.

3. To enforce and to help compliance with the terms of the easements and covenants covering the townhouses including this one and those that have been recorded under Document # 08114062 and 09055334 and those that will be recorded.
4. To develop rules and regulations governing the use of the townhouses which adversely affects the owners of the townhouses.

**"Membership"**

Each unit holder as described in Exhibit "A" & "B" is entitled to one voting unit and one membership in the WOLCOTT ASSOCIATION. The property described as common property in Exhibit "C" shall not be considered a voting unit and shall be governed by the vote of membership of WOLCOTT ASSOCIATION. There shall be only one common class of voting members with privileges and obligations as set forth in bylaws.

**"Initial Registered Agent"**

The initial registered agent shall be: RICHARD FERRO  
3611 S. NORMAL  
CHICAGO, IL. 60609

**RECORDATION**

Following its execution, this declaration shall be recorded with the Recorder of Deeds of Cook County, Illinois.

EXECUTED AT CHICAGO, COOK COUNTY, ILLINOIS ON 26 April 2000

  
BY: RICHARD FERRO  
President of  
FERRO ELECTRICAL CORP.



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## Exhibit "A"

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The North 1/2 of Lots 1, 2, 3, 4, 5, 6, 7 and 8 measured along the East lines thereof in Block 3 in the Subdivision of Blocks 14, 16 and 17 in the Canal Trustee's Subdivision of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-31-223-012 -0000	17-31-223-016-0000
17-31-223-013 -0000	17-31-223-017-0000
17-31-223-014 -0000	17-31-223-018-0000
17-31-223-015 -0000	17-31-223-019-0000

## Exhibit "B"

Lots 1, 2, 3, 4, 5, 6, 7 and 8 (except the North 1/2 of Lots 1, 2, 3, 4, 5, 6, 7 and 8 measured along the East lines thereof) in Block 3 in the Subdivision of Blocks 14, 16 and 17 in the Canal Trustee's Subdivision of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-31-223-012 -0000	17-31-223-016-0000
17-31-223-013 -0000	17-31-223-017-0000
17-31-223-014 -0000	17-31-223-018-0000
17-31-223-015 -0000	17-31-223-019-0000

## Exhibit "C"

The West 38.4 feet and a 4 foot wide strip of land along the Northwest line of said Lot 8 extending from the East line of the West 38.4 feet of said Lot 8 to a point on the Northwest line of said Lot 8, said point being 169.97 feet Northeast of the Southwest corner of said Lot 8, in Block 3 in the subdivision of Blocks 14, 16, and 17 in the Canal Trustee's Subdivision of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-31-223-012 -0000	17-31-223-016-0000
17-31-223-013 -0000	17-31-223-017-0000
17-31-223-014 -0000	17-31-223-018-0000
17-31-223-015 -0000	17-31-223-019-0000