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Cook County Recorder 50.50

AMENDMENT TO DECLARATION ESTABLISHING A PLAN FOR
CONDOMINIUM OWNERSHIP OF PREMISES AT 2910-18 NORTH PINE GROVE
AVENUE AND 510-18 WEST SURF STREET, CHICAGO, ILLINOIS
FAIRBANKS CONDOMINIUM

This Amendment is made and entered into this ___ day of August, 2002, by Fairbanks Condominium Association, an Illinois not-for-profit corporation (the "Association").

WITNESSETH:



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WHEREAS, by a Declaration Establishing a Plan for Condominium Ownership ("Declaration") recorded in the Recorder's Office of Cook County, Illinois, as Document No. 22262619, that certain real estate was submitted to the provisions of the Illinois Condominium Property Act (the "Act"), and

WHEREAS, the Association desires to amend the Declaration in certain respects

NOW THEREFORE, the Association does hereby amend the Declaration as follows:

1. Article I shall be amended to add the following definitions:

Act: The Condominium Property Act of the State of Illinois, as amended from time to time.

Association: The Association of all the Owners acting pursuant to the Bylaws through its duly elected Board.

Board: The Board of Managers of the Association as constituted at any time from time to time. In the event the Association is incorporated, the Board shall mean the Board of Directors of the incorporated Association.

Bylaws: The provisions of Article V of the Declaration shall constitute the Bylaws of the Association and the Bylaws prescribed by the Act.

2. In Article I, the Definition of "Common Elements" shall be amended to read as follows:

All portions of the Property except the Units, including without limiting the generality of the foregoing, those items listed in Article III, paragraph 1, as well as the storm and screen windows (specifically excluding the double hung and casement windows and/or french doors appurtenant to a Unit which shall be maintained by the Owner).

3. Article IV shall be amended as follows:

- (i) include a new subparagraph 3(d) which shall read as follows:

Upon approval by a majority of the Board, an easement may be granted for the installation, maintenance and repair of one (1) air condenser unit for each Unit; provided, however, that such Owner shall be responsible for (i) the repair of any damage to the Property resulting from an exercise of its rights hereunder, and (ii) all costs and expenses incurred in the installation, maintenance and repair of such air condenser unit. Any action pursuant to this subparagraph (d) must be taken at a meeting of the Board duly called for that purpose and is subject to such reasonable rules and regulations as may be established by the Association.

- (ii) the old subparagraph 3(d) shall be renumbered as 3(e).

4. Article V, paragraph 7, add the following subparagraph (r):

- (r) The Board may exercise for the Association all powers, duties and authority vested in the Association by the Act and the Declaration.

5. Article VII, paragraphs (a) and (m) shall be amended to include the following:

Notwithstanding the foregoing, home office type businesses may use their residence as a business office or studio and other limited use home office type businesses may exist so long as they do not interfere with or are disruptive to the residential nature of the Property, as determined by the Board.

6. Article VII, paragraph (q) shall be deleted.

7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms. This Amendment may be executed in counterparts.

[signature page to follow]

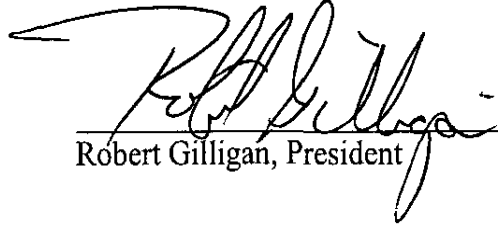
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IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

Fairbanks Condominium Association

By: Its Board


Robert Gilligan, President

By: 3/4 of Owners:

4.129	Jac de Am	518-3W	1.251	Garrett J. Jherin	2914B
3.003	Alan Cole	2914-7E	2.941		2916-3
4.180	James Lewis	516-1	4.968	Jeff Neibauer	EN 910 #1
4.580	Serry Gold	2918-1	2.866	Debra J. Jherin	2912-1
1.257			4.588	John J. Jherin	2918 #2
4.190	Edm J.	516-#2	3.308	Jonathan D. Mikut	2916-#1
3.316	Deborah Wameter	2914-35	4.180		WEATHERLY 2910-3
3.379	Robert Sythia	2914-1	4.968	Scott Harper	
5.619	Bernard Hauer	510-2	2.866	Christine Jherin	2912-2
5.619	Pat A.	510-1	4.580	Robert Jherin	2913-#3
5.569	John Miller	510-3			

This instrument was prepared by:
Williams, Collins & Bax, P.C.

When recorded, please return to:

Williams, Collins & Bax, P.C.
20 North Wacker Drive, Ste. 3230
Chicago, Illinois 60606