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DOCUMENT



Doc#: 0328832111
Eugene "Gene" Moore Fee: \$142.00
Cook County Recorder of Deeds
Date: 10/15/2003 01:38 PM Pg: 1 of 26

WITH THIS EXHIBIT

EXHIBIT

ATTACHED TO

DOCUMENT

WITH THIS EXHIBIT

DOCUMENT

SEE PLAT INDEX

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SEVENTH AMENDMENT
 TO
 DECLARATION OF CONDOMINIUM FOR
 THE OPTIMA VIEWS CONDOMINIUM

F	142	A
P		P
T		V
II		

RECORDING FEE _____
 DATE 10/15/03 COPIES _____
 BY [Signature]

MAIL TO:

Optima Maple Evanston, L. P.
 630 Vernon Avenue
 Glencoe, Illinois 60022
 (847) 835-8400

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SEVENTH AMENDMENT

TO

DECLARATION OF CONDOMINIUM FOR THE OPTIMA VIEWS CONDOMINIUM

THIS DECLARATION made and entered into this 15th day of October, 2003, by OPTIMA MAPLE EVANSTON LIMITED PARTNERSHIP (the "Declarant").

WITNESSETH:

WHEREAS by a Declaration of Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0310527146, on April 15, 2003 the Declarant submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and,

WHEREAS, the Declaration reserves to the Declarant the right to annex and add to the Parcel (as defined in the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the Future Development Parcel (as defined in the Declaration); and,

WHEREAS, the Declaration reserves to the Declarant the right to assign parking spaces between units owned by the Declarant; and,

WHEREAS, the Declarant now desires to so annex and add to the Parcel and submit to the provisions of the Act and the Declaration certain real estate (the "Additional Parcel") described in Exhibit "B1" attached hereto, which Additional Parcel is a portion of said Future Development Parcel; and,

WHEREAS, the Declarant now desires to reassign parking spaces between units owned by the Declarant.

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

1. Exhibit "B" of the Declaration is hereby amended by deleting said Exhibit "B" and substituting therefore Exhibit "B" that is attached hereto.
2. The Additional Parcel (as described in Exhibit "B1" attached hereto) is hereby annexed to the Parcel as defined in the Declaration recorded as Document 0310527146 and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with and shall be deemed to be governed in all respects by, the terms and conditions of the Declaration.
3. Exhibit "C" of the Declaration is hereby amended by deleting said Exhibit "C" and substituting therefore Exhibit "C" that is attached hereto. The Percentage of Ownership in

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the Common Elements appurtenant to each Unit is hereby shifted to the Percentages set forth in the Exhibit "C" that is attached hereto.

4. Exhibit "D" of the Declaration is hereby amended by deleting said Exhibit "D" and substituting therefore Exhibit "D" that is attached hereto.
5. Exhibit "E" of the Declaration is hereby amended by deleting said Exhibit "E" and substituting therefore Exhibit "E" that is attached hereto.
6. The Additional Common Elements and Limited Common Elements are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.
7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, OPTIMA MAPLE EVANSTON LIMITED PARTNERSHIP, AN Illinois limited partnership as Declarant has executed this document this 15th day of October, 2003.

OPTIMA MAPLE EVANSTON L.P.,
An Illinois Limited partnership

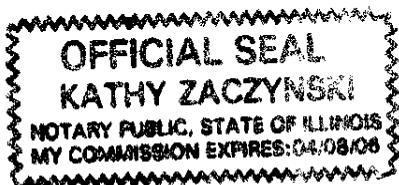
By: OPTIMA MAPLE EVANSTON DEVELOPMENT, L.L.C.
An Illinois Limited Liability Company, its General partner

By: *David C. Hovey*
David C. Hovey, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, *Kathy Zaczynski*, a Notary Public in and for said County and State, do hereby certify that **DAVID C. HOVEY**, Manager of **OPTIMA MAPLE EVANSTON DEVELOPMENT, L.C.C., General Partner of OPTIMA MAPLE EVANSTON L.P.**, as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15th day of October, 2003.



Kathy Zaczynski
Notary Public

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CONSENT OF MORTGAGEE

Fifth Third Bank, a National Banking Association, holder of a Mortgage on the Property dated August 20, 2001, and recorded on August 23, 2001 as Document Number 0010778597, hereby consents to the execution and recording of the within Amendment to Declaration of Condominium Ownership and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, Fifth Third Bank, has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois, on this 15th day of October, 2003.

Fifth Third Bank, a National Banking Association

By: Jennifer Scattergood
Its: Asst Vice President

ATTEST:

[Signature]
Its: Administrative Assistant

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Nancy A. Allen, a Notary Public in and for said County and State, do hereby certify that Jennifer Scattergood and Luz Hamilton, respectively of Fifth Third Bank, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15th day of October, 2003.

[Signature: Nancy A. Allen]
Notary Public



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EXHIBIT "A"

TO SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR OPTIMA VIEWS CONDOMINIUM

LEGAL DESCRIPTION OF THE PREMISES

Permanent Real Estate Index Number: 11-18-117-010-0000

Lot 1 in Optima Views Resubdivision, in the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT "B"

TO SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR OPTIMA VIEWS CONDOMINIUM

PLATS OF SURVEY OF THE PARCEL, OR
PORTIONS THEREOF SUBMITTED TO THE ACT

Permanent Index Number: 11-18-117-010-0000

Lot 1 in Optima Views Resubdivision, in the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, except there from units 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2610, 2630, 2640, 2650, 2660, 2670, 2680, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780.

Surveys attached only to original Declaration and Amendments thereto Recorded with the Recorder of Deeds of Cook County, Illinois.

UNOFFICIAL COPY**EXHIBIT "C"**

**TO SEVENTH AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR THE
OPTIMA VIEWS CONDOMINIUM**

PERCENTAGE INTEREST OF UNITS SUBMITTED TO THE ACT

Unit Number	Percentage Interest
201	0.57
202	0.53
203	0.26
204	0.34
205	0.49
206	0.36
301	0.58
302	0.52
303	0.26
304	0.34
305	0.49
306	0.37
401	0.59
402	0.51
403	0.27
404	0.36
405	0.54
406	0.39
407	0.40
408	0.68
409	0.26
410	0.28
411	0.43
510	0.70
520	0.51
530	0.53
540	0.51
550	0.73
560	0.33
570	0.26
580	0.38
610	0.67
620	0.48
630	0.49

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640	0.48
650	0.69
660	0.32
670	0.24
680	0.38
710	0.72
720	0.49
730	0.54
740	0.47
750	0.76
760	0.32
770	0.27
780	0.39
810	0.73
820	0.50
830	0.55
840	0.48
850	0.77
860	0.32
870	0.27
880	0.40
910	0.74
920	0.50
930	0.56
940	0.49
950	0.78
960	0.33
970	0.27
980	0.41
1010	0.75
1020	0.51
1030	0.57
1040	0.50
1050	0.80
1060	0.33
1070	0.28
1080	0.41
1110	0.77
1120	0.52
1130	0.58
1140	0.50
1150	0.81
1160	0.34
1170	0.28
1180	0.43
1210	0.78
1220	0.53

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1231	0.46
1240	0.51
1251	0.95
1260	0.35
1270	0.28
1280	0.44
1310	1.25
1320	0.54
1340	0.52
1351	0.97
1360	0.35
1370	0.29
1380	0.44
1410	0.81
1420	0.55
1430	0.61
1440	0.53
1450	0.85
1460	0.36
1470	0.29
1480	0.45
1510	0.82
1520	0.56
1540	0.54
1550	1.48
1560	0.37
1570	0.30
1580	0.45
1610	0.83
1620	0.57
1630	0.63
1640	0.55
1650	0.88
1660	0.37
1670	0.30
1680	0.46
1710	0.85
1720	0.58
1730	0.64
1740	0.57
1750	0.89
1760	0.38
1770	0.32
1780	0.46
1810	0.86
1820	0.59
1830	0.65

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1840	0.58
1850	0.90
1860	0.39
1870	0.32
1880	0.48
1910	0.88
1920	0.60
1930	0.66
1940	0.59
1950	0.92
1960	0.39
1970	0.32
1980	0.49
2010	0.89
2020	0.61
2030	0.67
2040	0.60
2050	0.93
2060	0.40
2070	0.33
2080	0.49
2110	0.91
2120	0.62
2130	0.68
2140	0.61
2150	0.95
2160	0.41
2170	0.33
2180	0.50
2210	0.92
2220	0.64
2230	0.54
2240	0.62
2250	1.11
2260	0.42
2270	0.34
2280	0.51
2310	0.94
2320	0.65
2330	0.70
2340	0.63
2350	0.98
2360	0.43
2370	0.34
2380	0.52
2410	0.95
2420	0.66

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2430	0.71
2440	0.65
2450	1.00
2460	0.43
2470	0.35
2480	0.52
U01	0.02
	100.00

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EXHIBIT "D"

TO SEVENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE OPTIMA VIEWS CONDOMINIUM PARKING SPACE AND STORAGE ROOM LIMITED COMMON ELEMENTS

Unit Number	Parking Space Limited Common Element	Storage Room Limited Common Element	Other Limited Common Element
201	P105	S29	Balcony
202	P101	S27	Balcony
203	P102	S42	Balcony
204	P100	S41	Balcony
205	P55, P56	S57	Balcony
206	P123	S38	Balcony
301	P184	S101	Balcony
302	P191	S105	Balcony
303	P188	S118	Balcony
304	P206	S125	Balcony
305	P197	S109	Balcony
306	P132	S117	Balcony
401	P237	S151	Balcony
402	P235	S149	Balcony
403	P236	S147	Balcony
404	P225	S158	Balcony
405	P230	S154	Balcony
406	P226	S157	Balcony
407	P228	S156	Terrace
408	P231	S153	Terrace
409	P229	S155	Terrace
410	P224	S159	Terrace
411	P234	S148	Terrace
510	P58	S10	Balcony
520	P210	S209	Terrace
530	P172	S99	Balcony
540	P187	S103	Terrace
550	P173	S89	Balcony
560	P47	S168	Terrace
570	P26	S191	Balcony
580	P129	S40	Balcony
610	P6, P8	S192	Balcony

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620	P16, P17	S193	Balcony
630	P10, P14	S194	Balcony
640	P9, P15	S195	Balcony
650	P12	S196	Balcony
660	P4	S197	Balcony
670	P19	S198	Balcony
680	P7, P18	S199	Balcony
710	P164	S76	Balcony
720	P34	S110	Balcony
730	P195	S107	Balcony
740	P108	S45	Balcony
750	P209, P211	S173	Balcony
760	P35	S172	Balcony
770	P27	S178	Balcony
780	P202	S124	Balcony
810	P170	S133	Balcony
820	P111	S60	Balcony
830	P112	S43	Balcony
840	P120	S44	Balcony
850	P51	S17	Balcony
860	P28	S187	Balcony
870	P24	S177	Balcony
880	P131	S07, S09	Balcony
910	P50, P59	S04	Balcony
920	P232	S152	Balcony
930	P143	S146	Balcony
940	P233	S150	Balcony
950	P227	S164	Balcony
960	P44	S171	Balcony
970	P25	S204	Balcony
980	P207	S206	Balcony
1010	P80, P82	S39	Balcony
1020	P181	S98	Balcony
1030	P95	S20	Balcony
1040	P183	S100	Balcony
1050	P67	S02	Balcony
1060	P43	S170	Balcony
1070	P45	S188	Balcony
1080	P114	S49	Balcony
1110	P13	S185, S215	Balcony
1120	P23	S184	Balcony
1130	P140	S128	Balcony
1140	P20	S183	Balcony
1150	P11	S182	Balcony
1160	P22	S181	Balcony
1170	P21	S180	Balcony
1180	P130	S51	Balcony

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1210	P171	S96	Balcony
1220	P178	S94	Balcony
1231	P110	S47	Balcony
1240	P99	S24	Balcony
1251	P60, P62	S61	Balcony
1260	P30	S211	Balcony
1270	P37	S174	Balcony
1280	P116	S50	Balcony
1310	P163, P161	S26, S134, S135	Balcony
1320	P97, P158, P160, P174, P113, P89, P48, P49, P176, P121, P189, P70, P68, P167, P141, P146, P148, P198, P217, P185, P149, P151, P152, P165, P69, P71, P88, P61, P63, P65, P66, P5, P125, P3	S22, S80, S90, S21, S52, S131, S132, S122, S72, S104, S69, S68, S85, S136, S138, S139, S143, S205, S102, S87, S84, S12, S08, S63, S05, S74, S15	Balcony
1340	P98	S23	Balcony
1351	P159	S123, S214	Balcony
1360	P41	S213	Balcony
1370	P38	S207	Balcony
1380	P203	S114	Balcony
1410	P145	S144	Balcony
1420	P96	S31	Balcony
1430	P52	S18	Balcony
1440	P180	S97	Balcony
1450	P144	S145	Balcony
1460	P212, P214	S203	Balcony
1470	P29	S210	Balcony
1480	P36	S201	Balcony
1510	P84	S71	Balcony
1520	P179	S95	Balcony
1540	P193	S106	Balcony
1550	P72, P74	S64, S65	Balcony
1560	P208	S202	Balcony
1570	P42	S212	Balcony
1580	P204	S115	Balcony
1610	P64	S13	Balcony
1620	P138	S130	Balcony
1630	P133, P134	S81	Balcony
1640	P107, P109	S30	Balcony
1650	P162	S86	Balcony
1660	P196	S119	Balcony
1670	P40	S169	Balcony
1680	P115	S34	Balcony

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1710	P157	S83	Balcony
1720	P199, P201	S108	Balcony
1730	P216, P218	S166	Balcony
1740	P94	S14	Balcony
1750	P166	S116	Balcony
1760	P76	S03	Balcony
1770	P39	S189	Balcony
1780	P117	S35	Balcony
1810	P169	S140	Balcony
1820	P93	S58	Balcony
1830	P223	S160	Balcony
1840	P205	S208	Balcony
1850	P168	S112	Balcony
1860	P127	S48	Balcony
1870	P46	S190	Balcony
1880	P135	S121	Balcony
1910	P150	S82	Balcony
1920	P219	S111	Balcony
1930	P57	S56	Balcony
1940	P137	S141	Balcony
1950	P81, P83	S06	Balcony
1960	P186	S113	Balcony
1970	P31	S179	Balcony
1980	P194	S167	Balcony
2010	P154, P156	S137	Balcony
2020	P86	S01	Balcony
2030	P192	S92	Balcony
2040	P221	S162	Balcony
2050	P79	S62	Balcony
2060	P33	S175	Balcony
2070	P103	S28	Balcony
2080	P106	S46	Balcony
2110	P85	S75	Balcony
2120	P139	S129	Balcony
2130	P177	S93	Balcony
2140	P175	S91	Balcony
2150	P87	S66	Balcony
2160	P2	S165	Balcony
2170	P122	S53	Balcony
2180	P200	S163	Balcony
2210	P77	S67	Balcony
2220	P222	S161	Balcony
2230	P53	S73	Balcony
2240	P182	S88	Balcony
2250	P153, P155	S77, S78, S79	Balcony
2260	P118	S33	Balcony
2270	P126	S55	Balcony

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2280	P54	S59	Balcony
2310	P73, P75	S70	Balcony
2320	P136	S142	Balcony
2330	P90	S25	Balcony
2340	P91	S16	Balcony
2350	P213, P215	S186	Balcony
2360	P32	S176	Balcony
2370	P128	S37	Balcony
2380	P104	S32	Balcony
2410	P142	S127	Balcony
2420	P78	S11	Balcony
2430	P220	S200	Balcony
2440	P92	S19	Balcony
2450	P147	S126	Balcony
2460	P119	S36	Balcony
2470	P124	S54	Balcony
2480	P190	S120	Balcony
U01			

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EXHIBIT "E"

**TO SEVENTH AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR THE
OPTIMA VIEWS CONDOMINIUM**

FUTURE DEVELOPMENT PARCEL

Units 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2610, 2630, 2640, 2650, 2660, 2670, 2680, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780 In Lot 1 in Optima Views Resubdivision, in the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

MAIL TO:

Optima Maple Evanston L.P.
630 Vernon Avenue
Glencoe, Illinois 60022
(847) 835-8400