



Doc#: 0329639166
Eugene "Gene" Moore Fee: \$110.00
Cook County Recorder of Deeds
Date: 10/23/2003 04:06 PM Pg: 1 of 44

PREPARED BY AND
AFTER RECORDING RETURN TO:

Kathleen A. Penland
FUCHS & ROSELLI, LTD.
440 West Randolph Street
Suite 500
Chicago, Illinois 60606

FIRST AMENDMENT
TO THE DECLARATION
OF CONDOMINIUM
OWNERSHIP AND
EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR
WAVELAND GARDENS
CONDOMINIUM
ASSOCIATION

| | | |
|---|--------|---|
| F | 110- | A |
| P | | P |
| T | | V |
| J | N (NM) | |

This First Amendment to the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for Waveland Gardens Condominium Association (the "Declaration") made and entered into this 1ST day of JULY 2002 by the Board of Directors of the Waveland Gardens Condominium Association (the "Board").

WITNESSETH:

Pursuant to the Declaration which was recorded with the Cook County Recorder of Deeds as document number 93788642, the Board administers the condominium property located at 626-630 West Waveland, Chicago, Illinois, which is legally described on Exhibit "A" attached to this First Amendment.

The Board and the Unit Owners desire to amend the Declaration to delete the term "exclusive limited common elements" and provide that all maintenance, repair and replacement of the limited common elements and common elements are maintained by the Association as part of the common expenses;

Article XVIII, Section 18.4 of the Declaration states that the provisions of the Declaration may be amended by a written instrument, signed and acknowledged by all members of the Board, at least three-fourths (3/4) of the Owners, and containing an affidavit of an officer of the Board stating that such amendment was duly approved and that a copy of the amendment has been sent by

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certified mail to all Mortgagees not less than ten (10) days prior to the date of such affidavit and that the instrument setting forth such amendment be recorded.





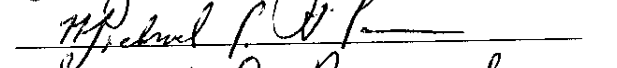
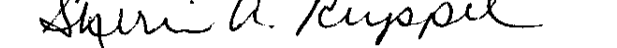
The First Amendment set forth below has been approved by all members of the Board and at least three-fourths of the Owners and has been mailed to all mortgagees as provided in the Affidavit of an officer of the Board. See attached hereto Exhibit "B" and Exhibit "C"; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article I, Section (1) is hereby amended by deleting '(“Exclusive Limited Common Elements”).'
2. Article III, Section 3.3 is hereby amended by:
 - a. Deleting '(“Exclusive Limited Common Elements”)' in the first paragraph.
 - b. Deleting the second paragraph in its entirety.
3. Article VIII, Section 8.1 is hereby amended by deleting the third paragraph in its entirety. In the fourth paragraph after "Common Elements" insert "or Limited Common Elements."
4. Article VIII, Section 8.2, is hereby amended by deleting the section in its entirety and inserting the following: "8.2 Limited Common Elements: Any charge or expense in connection with expenditures for the Limited Common Elements which work is made necessary through no fault of the Owner shall be paid as part of the Common Expense."
5. In the event the term "Exclusive Limited Common Elements" appears elsewhere in the Declaration, the term shall be replaced with "Limited Common Elements."
6. All other provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, pursuant to the approval of the Unit Owners, the Board has duly executed this First Amendment on the day and year first above written.

**BOARD OF DIRECTORS OF THE
WAVELAND GARDENS
CONDOMINIUM ASSOCIATION**

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STATE OF ILLINOIS

SS.

COUNTY OF C O O K

I, YOLANDA RUSH, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT SUZANNA MARBLE KRISTEN INION, ELISA MARCUS, ELIZABETH JOHNSON and MICHAEL O'CONNOR personally known to me to be the same persons whose names are subscribed to the foregoing First Amendment to the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for Waveland Gardens Condominium, pursuant to the Condominium Property Act, as the Board of Directors of the Waveland Gardens Condominium Association, appeared before me this day in person and acknowledged that they signed and delivered the said First Amendment as their free and voluntary act and as the free and voluntary act of the Waveland Gardens Condominium Association for the uses and purposes set forth therein.

SHERRY RUPPLE,

Given under my hand and notarial seal this 1st day of July, 2007.³

Yolanda M. Rush
 Notary Public



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EXHIBIT "A"

Legal Description

The West 65 feet of Lots 6 and 7 and the East 100 feet of Lots 8 and 9 (except the West 81.50 feet of said Tract) in Block 6 in Hundley's subdivision of Lots 3 to 21 and Lots 33 to 37, inclusive, in Pine Grove, Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; together with easements for ingress and egress and any other easements, appurtenant to the foregoing, as set forth in Declaration recorded in the office of the Cook county Recorder of Deeds as Document No. 26118391

Commonly known as: 626-630 West Waveland, Chicago, Illinois

| P.I.N. | UNIT NUMBER | PERCENTAGE OWNERSHIP |
|--------------------|----------------|-------------------------|
| 14-21-106-041-1001 | 626-GAR | 1.34% |
| 14-21-106-041-1002 | 626, A-1 | 2.12% |
| 14-21-106-041-1003 | 626, A-2 | 2.16% |
| 14-21-106-041-1004 | 626, A-3 | 2.20% |
| 14-21-106-041-1005 | 626, A-4 | 2.24% |
| 14-21-106-041-1006 | 626, B-1 | 1.71% |
| 14-21-106-041-1007 | 626, B-2 | 1.71% |
| 14-21-106-041-1008 | 626, B-3 | 1.71% |
| 14-21-106-041-1009 | 626, B-4 | 1.74% |
| 14-21-106-041-1010 | 626, C-1 | 1.86% |
| 14-21-106-041-1011 | 626, C-2 | 1.86% |
| 14-21-106-041-1012 | 626, C-3 | 1.86% |
| 14-21-106-041-1013 | 626, C-4 | 1.89% |
| 14-21-106-041-1014 | 626, D -1 | 1.88% |
| 14-21-106-041-1015 | 626, D-2 | 1.91% |
| 14-21-106-041-1016 | 626, D-3 | 1.94% |
| 14-21-106-041-1017 | 626, D-4 | 1.97% |
| 14-21-106-041-1018 | 626, E-1 | 1.88% |
| 14-21-106-041-1019 | 626, E-2 | 1.91% |
| 14-21-106-041-1020 | 626, E-3 | 1.94% |
| 14-21-106-041-1021 | 626, E-4 | 1.97% |
| 14-21-106-041-1022 | 626, F-1 | 2.46% |

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| P.I.N. | UNIT NUMBER | PERCENTAGE OWNERSHIP |
|--------------------|----------------|-------------------------|
| 14-21-106-041-1023 | 626, F-2 | 2.49% |
| 14-21-106-041-1024 | 626, F-3 | 2.52% |
| 14-21-106-041-1025 | 626, F-4 | 2.54% |
| 14-21-106-041-1026 | 630-GAR | 1.34% |
| 14-21-106-041-1027 | 630, A-1 | 2.33% |
| 14-21-106-041-1028 | 630, A-2 | 2.37% |
| 14-21-106-041-1029 | 630, A-3 | 2.41% |
| 14-21-106-041-1030 | 630, A-4 | 2.45% |
| 14-21-106-041-1031 | 630, B-1 | 1.71% |
| 14-21-106-041-1032 | 630, B-2 | 1.71% |
| 14-21-106-041-1033 | 630, B-3 | 1.71% |
| 14-21-106-041-1034 | 630, B-4 | 1.74% |
| 14-21-106-041-1035 | 630, C-1 | 1.86% |
| 14-21-106-041-1036 | 630, C-2 | 1.86% |
| 14-21-106-041-1037 | 630, C-3 | 1.86% |
| 14-21-106-041-1038 | 630, C-4 | 1.89% |
| 14-21-106-041-1039 | 630, D-1 | 1.86% |
| 14-21-106-041-1040 | 630, D-2 | 1.86% |
| 14-21-106-041-1041 | 630, D-3 | 1.86% |
| 14-21-106-041-1042 | 630, D-4 | 1.89% |
| 14-21-106-041-1043 | 630, E-1 | 1.86% |
| 14-21-106-041-1044 | 630, E-2 | 1.86% |
| 14-21-106-041-1045 | 630, E-3 | 1.86% |
| 14-21-106-041-1046 | 630, E-4 | 1.89% |
| 14-21-106-041-1047 | 630, F-1 | 2.46% |
| 14-21-106-041-1048 | 630, F-2 | 2.49% |
| 14-21-106-041-1049 | 630, F-3 | 2.52% |
| 14-21-106-041-1050 | 630, F-4 | 2.54% |

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Michael O'Connor

Signature: *Michael O'Connor*

Unit #: 626-GR

^{1.47%}
% Ownership: 1.34%
(Management will fill this in)

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WOLIN LEVIN, INC

Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Key Lebock

Signature: [Handwritten Signature]

Unit #: 1F

% Ownership: 2.46
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Elsa Marcus

Signature: Elsa Marcus

Unit #: 1A 626

% Ownership: 2.12%
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Celeste Carlina

Signature: Celeste Carlina

Unit #: 2A 220

% Ownership: ~~100~~ 2.16
(Management will fill this in)

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Waveland Gardens Condominium Association

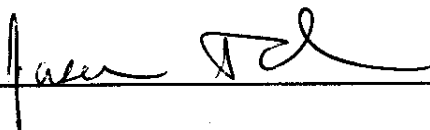
BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Jason Farber

Signature: 

Unit #: 626 - 1C

% Ownership: 1.86
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Cariane Hunt

Signature: Cariane Hunt

Unit #: 2C 626

% Ownership: 1.96
(Management will fill this in)

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Waveland Gardens
Condominium Association

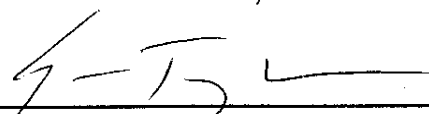
BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Sara Taylor

Signature: 

Unit #: 2F 626

% Ownership: 2.49
(Management will fill this in)

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04/23/2003 10:43 6309930802
04/23/2003 09:35 7738267751

GIBSON AND ASSOC
PROPERTY SOLUTIONS

PAGE 02/02
PAGE 02

Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Ina Veitmanis

Signature: Ina Veitmanis

Unit #: 3B 626

% Ownership: ~~1.86~~ 1.71
(Management will fill this in)

Property of Cook County Clerk's Office

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Susan Heckman

Signature: Susan E. Heckman

Unit #: 626 3C

% Ownership: 1.86
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Kristin Kuzmar

Signature: Kristin Kuzmar

Unit #: 626-40

% Ownership: 1.89
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Neil McAllister & Ashley Ansari

Signature: *Ashley Ansari* *Neil McAllister*

Unit #: 10 626

% Ownership: 1.88
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Meredith Flynn

Signature: 

Unit #: 2D 626

% Ownership: 1.91%
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Suzanne McArdle

Signature: Suzanne McArdle

Unit #: 3D-626

% Ownership: 1.94
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: H. ALAN HENNINGER

Signature: [Handwritten Signature]

Unit #: 6264D

% Ownership: 1.97
(Management will fill this in)

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04/23/2003 17:05 8475014636

WILPOWER INC

PAGE 02

04/23/2003 15:40 7738267751

PROPERTY SOLUTIONS

PAGE 02

Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Susan Shimon

Signature: Susan Shimon

Unit #: 4E (626 W. Waveland)

% Ownership: 1.97
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: KIMBERLY CALANDRA

Signature: *Kimberly Calandra*

Unit #: ~~108~~ 6263E

% Ownership: 1.94
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: LINDA BETH ZEHAS

Signature: Linda Beth Zehas

Unit #: 1F 626

% Ownership: 2.46
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: DIANE NYARI

Signature: Diane Nyari

Unit #: 626 3F

% Ownership: 2.52
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Aaron Mikulsky

Signature: Aaron Mikulsky

Unit #: 630 1A

% Ownership: 2.33
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

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business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: CLARA S MDK

Signature: CLARA S MDK

Unit #: 630A-3

% Ownership: 2.41
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Brenda Kras

Signature: Brenda Kras

Unit #: 630 W. Waveland 1B

% Ownership: 1.71
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Sherrri A. Ruppel

Signature: Sherrri A. Ruppel

Unit #: 630 - 3B

% Ownership: 1.71
(Management will fill this in)

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APR. 23. 2003 04/23/2003 09:20

9:29AM

STUDENT LOAN CENTER 7738267751

PROPERTY SOLUTIONS

NO. 119 Pp. 2 02

Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Marie Rahilly

Signature: Marie Rahilly

Unit #: 1C 630

% Ownership: 1.86
(Management will fill this in)

Property Solutions
Rock County
Office

UNOFFICIAL COPY**Waveland Gardens
Condominium Association****BALLOT**

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: MARK L USEWICZ

Signature: Mark L Usewicz

Unit #: 2C 630

% Ownership: 1.86

(Management will fill this in)

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Waveland Gardens Condominium Association


BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Mike Schmitt

Signature: 

Unit #: 630 3C

% Ownership: 1.86
(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Ivan G. Harris

Signature: Ivan G. Harris

Unit #: 1E 630

% Ownership: 1.96
(Management will fill this in)

Property of Cook County Clerk's Office

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Apr-23-03 11:27am From-ABN AMRO CPU

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**Waveland Gardens
Condominium Association****BALLOT**

Please return your completed ballot by the end of
business Friday, December 13, 2002.

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common element" from the declaration.

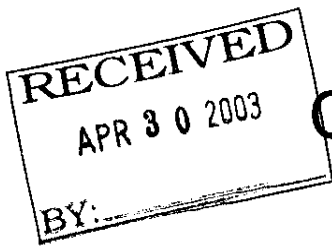
I do not approve the proposed amendment
change.

Printed Name: PEGGY L. BOVACCA

Signature: Peggy L. Bovacca

Unit #: 3E-630

% Ownership: 1.86
(Management will fill this in)

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**Waveland Gardens
Condominium Association**

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: SUSAN B. REED

Signature: Susan B. Reed

Unit #: 3F 1030

% Ownership: 2.52
(Management will fill this in)

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APR-23-2003 16:26

CSI DISTRICT 1

312 822 3614 P.02/02

Waveland Gardens Condominium Association

BALLOT

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business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: _____

ANITA CHAKRA (21EMBA)

Signature: _____

[Handwritten Signature]

Unit #: _____

630/4B

% Ownership: _____

1.74

(Management will fill this in)

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Waveland Gardens Condominium Association

BALLOT

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business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Kristen Inion BYRON ARS INION

Signature: Kristen Inion Byron Ars Inion

Unit #: 630 4C

% Ownership: 1.89
(Management will fill this in)

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Waveland Gardens Condominium Association

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I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Diane Bierman Randy Bierman

Signature: Diane Bierman Randy Bierman

Unit #: 630 #1D

% Ownership: 1.06
(Management will fill this in)

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Waveland Gardens Condominium Association

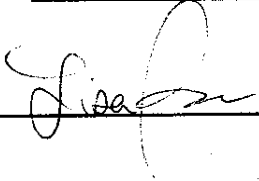
BALLOT

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I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: LISA ROCCA

Signature: 

Unit #: 2D (G30)

% Ownership: 1.86
(Management will fill this in)

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Waveland Gardens
Condominium Association

BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: AILEEN WRIGHT-BALON

Signature: Aileen Wright Balon

Unit #: 3D 630

% Ownership: 1.04
(Management will fill this in)

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Waveland Gardens Condominium Association

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business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Erin Olson

Signature: Erin Olson

Unit #: 1030-4D

% Ownership: 1.39
(Management will fill this in)

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Waveland Gardens Condominium Association

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business Friday, December 13, 2002.

I approve the proposed amendment change
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common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Rhonda Kubas

Signature: Rhonda Kubas

Unit #: 630 W Waveland # 2E

% Ownership: 1.86
(Management will fill this in)

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Waveland Gardens
Condominium Association

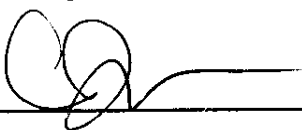
BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: CRYSTAL TUNNEY

Signature: 

Unit #: 4E 630

% Ownership: 1.89
(Management will fill this in)

UNOFFICIAL COPY

Waveland Gardens Condominium Association

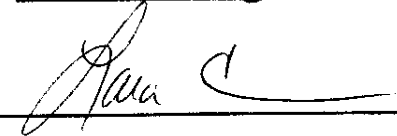
BALLOT

Please return your completed ballot by the end of business Friday, December 13, 2002.

I approve the proposed amendment change to delete the classification "exclusive limited common element" from the declaration.

I do not approve the proposed amendment change.

Printed Name: Lara Cornell

Signature: 

Unit #: 2F-630

% Ownership: 2.49
(Management will fill this in)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Waveland Gardens Condominium Association

BALLOT

Please return your completed ballot by the end of
business Friday, December 13, 2002.

I approve the proposed amendment change
to delete the classification "exclusive limited
common element" from the declaration.

I do not approve the proposed amendment
change.

Printed Name: Mike Hrdlicka

Signature: *Mike Hrdlicka*

Unit #: 630 Waveland 4F

% Ownership: 2.54
(Management will fill this in)

Property of Cook County Clerk's Office