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Cook County Recorder of Deeds  
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**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
THE GREYSTONE ON WOLCOTT**

Unit 101 &  
Unit P 3

Unit 102 &  
Unit P 2

Unit 103 &  
Unit P 7

Unit 104 &  
Unit P 4

Unit 201 &  
Unit P 5

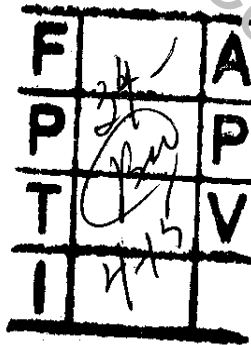
Unit 202 &  
Unit P 8

Unit 203 &  
Unit P 6

Unit 301 &  
Unit P 1

Unit 302 &  
Unit P 9

PIN 17-06-423-014 & 17-06-423-052



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**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
THE GREYSTONE ON WOLCOTT**

THIS FIRST AMENDMENT TO THE DECLARATION, made on this 15<sup>th</sup> day of April 2004, pursuant to the Illinois Condominium Property Act by RCRDC GROUP, LLC, an Illinois Limited Liability Company, having its principal offices in the City of Calumet City, County of Cook, State of Illinois, and hereinafter referred to as GROUP.

1. That the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the Greystone on Wolcott having been recorded on the 13<sup>th</sup> day of April 2004 as document 0410427072 in Cook County Illinois
2. That the Group, being the owner of all Units at the time of this Amendment, hereby amends said declaration as follows:

## ARTICLE I DEFINITIONS

### 7. COMMON ELEMENTS

Said paragraph shall be amended to read as follows

“All of the Condominium Property, except the Dwelling and Garage Units.”

### 11. DWELLING UNIT

The paragraph shall be amended to read as follows;

“A part of the Condominium Property designated as an independent Residential Unit. Each Dwelling Unit will consist of the space enclosed and bound by the planes constituting the boundaries of such Dwelling Unit. A dwelling Unit will not include the following, wherever located

- a) Any structural components of the Condominium Property; or
- b) Any component of a system which serves more, than one Dwelling Unit where such component is an intergral part of such system and is not intended to serve the Dwelling Unit exclusively.”

### 15. LIMITED COMMON ELEMENTS

The following language is included at the end of said paragraph.

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“Except as provided for in ARTICLE VIII SHARED FACILITIES”

## ARTICLE VIII SHARED FACILITIES

The following language is to be omitted from said Declaration

“That the Association shall hold said Unit 301 & 302 Owners harmless from any liability, loss or damage by reason of said exercise of said roof access by the other Unit Owners.”

The following language is to be included in the place of said removed language

“Any Unit Owner, or the Association, as the case may be, that requires access to said roof through either Unit 301 or 302, except in the case of an emergency, shall request permission, not less than 48 hours before their desired use, from said Unit 301 or 302 Owner. Said request shall not be unreasonable denied. Any Unit Owner, or the Association that so requires access to said roof, for the stated purpose set forth in this Article VIII, shall hold said Unit 301 or 302 Owner harmless, and shall reimburse, indemnify and defend, said Units 301 or 302 Owner, from and against any and all loss, damage, claim and expense, including reasonable attorney fees incurred by said Unit Owner as a result of such entry on or behalf of a Unit Owner or behalf of the Association.”

## ARTICLE XIX ADMINISTRATION

### 7. GENERAL POWERS OF THE BOARD

- n) The following modification is made. “3 years is modified to 1 year.”
- r) This paragraph is removed in its entirety
- s) This paragraph is removed in its entirety

## ARTICLE XXI COVENANTS AND RESTRICTION AS TO THE USE AND OCCUPANCY

### 1. USE OF THE COMMON ELEMENTS

1 The following language is to be added to the end of said paragraph. “Unit Owners shall be allowed to make alteration to the interior of their respective Units that are nonstructural in nature, without the prior consent of the Board.”

- n) Said paragraph is amended to read as follows

n) “Any Owner desiring approval of the Board for alteration or change of any improvement which would require the prior written approval of the Board, will submit to the Board a written request for approval, specifying in detail the nature and extent of the alteration or

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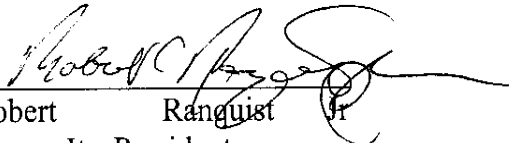
change, or other work which the Owner desires to perform. Any Owner requesting the approval of the Board will also submit to the Board any additional information, plans and specifications which the Board may request. In the event the Board fails to approve or disapprove an application for approval within 30 days after the application, approval will not be required and this Section will be deemed to have been complied with by the Owner who had requested approval of such plans. The approval of the Board for any alteration, repair, change or other work pursuant to this Section will have not been deemed a waiver of the Board's right to withhold approval of any similar alteration or repair or work order subsequently submitted for approval."

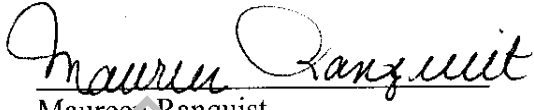
Signature page by design is provided for on a separate page

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IN WITNESS WHEREOF, GROUP, has caused its corporate seal to be affixed hereunto and has caused its name to be signed to these presents by its President and attested by its Secretary this 15<sup>th</sup> day April of 2004

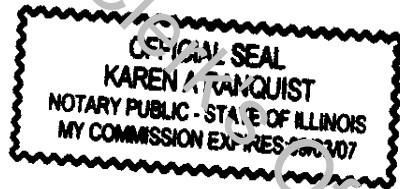
  
Robert C. Ranquist Jr.  
Its President

  
Maureen Ranquist  
ATTEST: Secretary  
STATE OF ILLINOIS

COUNTY OF COOK

I, Karen A. Ranquist, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that Robert C. Ranquist Jr. and Maureen Ranquist President and Secretary respectively of RCDC Group LLC, an Illinois Limited Liability Company personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on this day in person and severally acknowledged that they signed and delivered the said instrument as their free will and voluntary act, and as the free and voluntary act and deed of said Company for the uses and purposes therein set forth.

Given under my hand and official seal this  
of 15, 2004  
  
Notary Public



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## LEGAL DESCRIPTION

IN THE GREYSTONE ON WOLCOTT CONDOMINIUM AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

THAT PART OF LOTS 83 THROUGH 89, BOTH INCLUSIVE, TAKEN AS A TRACT, IN THE RESUBDIVISION BY ROBERT BOAKE OF BLOCK 5 OF COCHRAN AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 83; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 29.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 69.62 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 100.85 FEET TO A POINT 25.0 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 14.33 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 25.0 FEET TO A POINT IN THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT; A DISTANCE OF 84.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 83; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 21.40 FEET TO A POINT 104.50 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 29.04 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 104.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON APRIL 13, 2004 AS DOCUMENT 0410427072 TOGETHER WITH IT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS

Cook County Clerk's Office