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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/18/2004 11:48 AM Pg: 1 of 4

**AMENDMENT TO
DECLARATION OF
CONDOMINIUM
OWNERSHIP FOR
THE LASALLE-OAK
CONDOMINIUM
ASSOCIATION**

This instrument was prepared by and
after recording return to:
O. Allan Fridman
555 Skokie Blvd. Suite 500
Northbrook, IL 60062

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I	D	

COMMON ADDRESS:
1001 N. LaSalle; 126 W. Oak;
124 W. Oak; and 122 W. Oak
Chicago, Illinois
Pin: 17-04-422-030-1000 to 1005

This Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium made by the Board of Managers (the "Board") of the LaSalle-Oak Condominium Association (the "Association") and certain Unit Owners of the Association:

WITNESSETH:

WHEREAS, The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium was recorded in the Office of the Cook County Recorder of Deeds on September 15, 1978 as Document No.24629028, and thereafter amended by amendments recorded as Document Nos. 95882868, 96243168 (the Declaration of Condominium Ownership and all amendments thereto being hereinafter collectively referred to as the "Declaration").

WHEREAS, Section 8 of Article 12 of the Declaration provides that, subject to certain exceptions not relevant here, the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the Board, the Owners having at least two-thirds (2/3) of the ownership of the Units and containing an affidavit by an officer of the Board certifying that a copy of the change, modification or rescission has been mailed by certified mail to all mortgagees having bona liens of record against any Unit ownership, not less than ten (10) days prior to the date of such affidavit.

WHEREAS, the Board and the undersigned Unit Owners having at least two-thirds (2/3) of the ownership of the Units have approved the amendments to the Declaration set forth herein below.

NOW, THEREFORE, the Board and the undersigned Unit Owners having at least two-thirds (2/3) of the ownership of the Units do hereby declare and amend the Declaration as follows:

RECORDING FEE 30
DATE 11/16 COPIES 6
OK BY N. molda

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1. Combination and exclusive right to use Limited Common Elements pursuant to 735 ILCS §605/31, as the Declaration does not expressly prohibit the combination of common elements and a 2/3 majority of the board of managers and Owners having at least two-thirds (2/3) of the vote have consented to the combination, amend the declaration as follows:

Article 4 Section 4 A. Limited Common Elements: The portion of the Common Elements immediately in front of unit 124 and contained within the courtyard shall be combined with unit 124, as more fully shown in the updated survey attached to and incorporated herein as exhibit A, with all the rights and privileges including dis-annexation as provided in Article 4 section 4. As this parcel has been previously designated as A limited common element through and Amendment to the Declaration under document number 98059430 recorded on January 23, 1998 as being reserved for the use of a certain Unit or Units to the exclusion of other Units, or which by its nature or location is clearly intended to serve exclusively a certain Unit or Units (but less than all of the Units) or the Owner or Owners of a certain Unit or Units (but not all of the Units) shall be deemed a Limited Common Element, to be the responsibility of that owner to maintain and repair.

2. Right to construct on the common element and Alter Units 122 W. Oak, 126 W. Oak, 1003 North LaSalle Unit 2, and 1003 North LaSalle Unit 3.

Pursuant to Article 7 section 13, a 2/3 majority of the Board Members and Owners consent to Unit 124 to be allowed to construct out into the Limited common element shown in Exhibit A, attached to and incorporated herein, to construct addition on the limited common elements to the maximum allowable size under the Zoning Ordinance of the City of Chicago without any side yard set back from unit 122 and unit 126.

Pursuant to Article 7 section 13, a 2/3 majority of the Board Members and Owners and the owners of the affected units 122 W. Oak, 126 W. Oak, 1003 North LaSalle Unit 2, and 1003 North LaSalle Unit 3 consent to allow the Unit owner of 124 to seal with bricks and remove the existing balconies facing unit 124, and purchase new Balconies and install the new balconies on the other side of the Building; and Brick in and seal the two westerly facing windows in unit 122 and repair the balcony on unit 122, with repair costs attributed to unit 124 including reasonable paint and drywall repair and brick repair to the affected units provided the same is approved by the City of Chicago Building Department. The Unit owner of 124 will also remove the 1003 N LaSalle fire escape and reinstall the fire escape on the other side of the Building. During construction, the unit owner will build pursuant to Chicago Building Code and attempt to minimize debris. In addition, the Unit owner of 124 will provide the association with plans and permits, for information purposes only. The unit owner of 124 will secure the exposed water and gas lines running through Unit 124. The Consent given in this paragraph shall bind the successors and assigns of the affected units.

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IN WITNESS WHEREOF, THE LASALLE-OAK CONDOMINIUM ASSOCIATION, hereby adopts this Amendment as of the day and year first written above.

THE LASALLE-OAK CONDOMINIUM ASSOCIATION

BY: Holly Hickey 9/20/04
President
Holly Hickey

Attest: [Signature]
Secretary
Treasurer
[Signature] LR

Consent of Affected Units:

[Signature]
Owner of Unit 126 W. Oak
[Signature]
Owner of Unit 1003 North LaSalle Unit 2,

[Signature]
Owner of Unit 1003 North LaSalle Unit 3

[Signature]
Owner of Unit 124 W Oak

[Signature]
Owner of Unit 122 W Oak

10,000 dollar deposit is refundable after all work is complete. If said owner does not comply, condo association will exercise full limits of condo association by laws to protect the interest of said condo association. MM

By Oct 15 2004 the said owner of 124 W. Oak shall install complete closure of all open areas windows, doors, etc. on or before said date. By Oct 15, owner will install heating system appropriate to the size of said containment to insure water lines from freezing. If said owner will supply said association with paid deposit installation contract by October 1 2004. Said owner will also move and reinstall all balconies & fire escape before construction of 124 W Oak begins. If said owner doesn't comply by Oct 1 with said paid deposit contract, said owner will pay in the amount of 10,000 refundable if work is completely ~~by~~ Oct 15 MM

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EXHIBIT A

6415 N. Caldwell Ave.
Chicago, Il. 60646

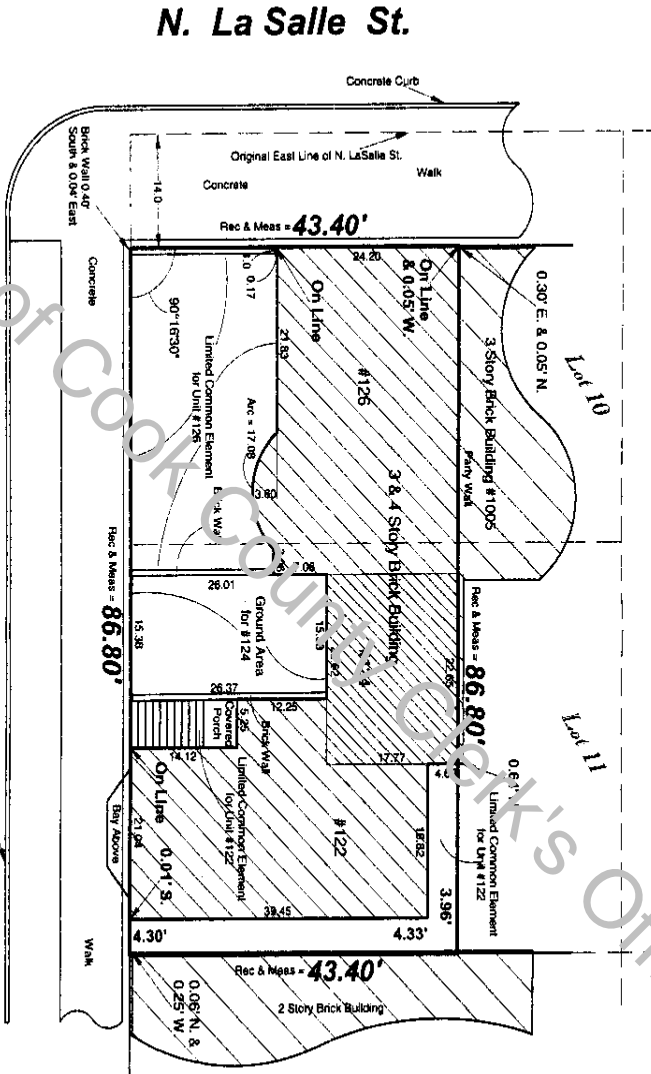
Plat of Survey

by Central Survey Company, Inc.

Phone (773) 631-5285
Fax (773) 792-0879
www.Centralsurvey.com



Legal Description
The South 43 2/5 feet of Lots 10 and 11 in Block 14 (except that part of Lots 10 and 11, abovesaid, lying between the East line of North La Salle St. and a line 14.0 feet East of and parallel with the East Line of North La Salle St.) in Bushnell's Addition to Chicago, a Subdivision of the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois Commonly Known as: 122-26 W. Oak St., Chicago, Illinois



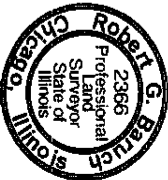
W. Oak St.

N. La Salle St.

Order Number: 122E
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Legend	
N. =	North
S. =	South
E. =	East
W. =	West
(TYP) =	Typical
Rec =	Record
Meas =	Measure
St. =	Street
Ave. =	Avenue
Scale: 1 Inch equals	15 Feet
Ordered By:	Airloom

State of Illinois)
County of Cook) S.S.
I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I made an on the ground survey per record description of the land shown hereon on November 9, 2004 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths correct at a temperature of 69° F.
Dated this 9th day of November 2004



Robert G. Baruch P.L.S. #23666
Professional Design Firm Land Surveying Corporation
(Expires November 30, 2004)
(License Number 164-004113)