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Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 12/15/2004 01:56 PM Pg: 1 of 6

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDATION SHOULD BE
RETURNED TO:

Chapman and Cutler
111 W. Monroe Street
Chicago, Illinois 60603
Attention: Richard A. Cosgrove, Esq.

FOURTH AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
CHELSEY SQUARE CONDOMINIUM APARTMENTS SOUTH

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") for Chelsey Square Condominium Apartments South (hereafter the "Association"), which Declaration was recorded on June 15, 1973, as Document No. 22363444 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article XIII, Paragraph 7 of the aforesaid Declaration and Section 17 of the Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by the Board and by Owners having at least 3/4 of the total vote, and *provided further* that it contains an affidavit by an officer of the Board, certifying that a copy of the change has been sent by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than ten (10) days prior to the date of such affidavit.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of Act;

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WHEREAS, the Board and the Owners desire to amend the Declaration in order to clarify the financial responsibility of the individual Owners regarding the replacement of windows and patio doors; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed and acknowledged by the Board and by Owners having at least 3/4 of the total vote, and due notice having been provided to all mortgagees holding liens of record against any Unit Ownership, all in compliance with Article XIII, Paragraph 7 of the Declaration and Section 17 of the Act.

NOW THEREFORE, Article IV of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Chelsey Square Condominium Apartments South is hereby amended in accordance with the text set forth below.

1. Add a new paragraph at the end of Article IV to read as follows:

"4. Repair and Replacement of Windows and Doors.
Notwithstanding the provisions of paragraphs 6(f), 6(i) or 6(k) of Article V, each owner shall have discretion over, shall be financially responsible for, and shall have the absolute right to select an authorized contractor approved by the manufacturer (as hereinafter defined) in connection with the repair and/or replacement of the doors and windows appurtenant to such owner's unit, *provided* that the Board, after consultation with and input from the owners, shall select the Manufacturer (the "*Manufacturer*"), as well as the style, model and color, of all such replacement doors or windows; *provided further* that the Board shall in any event retain the discretion provided in paragraph 6(i) of Article V to the extent necessary in its reasonable judgment to protect the common elements or any other portion of the building (other than the interior of such owner's unit)."

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

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EXHIBIT A LEGAL DESCRIPTION

UNITS NOS. 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1J, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H AND 2J, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT TWO (2) IN FERRARA AND LACERRA'S ADDITION TO PARK RIDGE BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY-ONE (41) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 300 South Dee Road
Park Ridge, Illinois 60068

Permanent Index Number: 09-34-101-028-1001
through and including 09-34-101-028-1018

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

We, the undersigned, constitute a majority of the members of the Board of Managers of the Chelsey Square Condominium Apartment South Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we herby execute the foregoing amendment to the Declaration to add a new paragraph at the end of Article IV. This document may be executed in counterparts for the convenience of the parties.

EXECUTED this 3RD day of DEC 2004

Robert H. Bishop
Printed name: ROBERT H. BISHOP

Rosella Dieter
Printed name: ROSSELLA DIETER

Leigh Lawrence
Printed name: LEIGH LAWRENCE

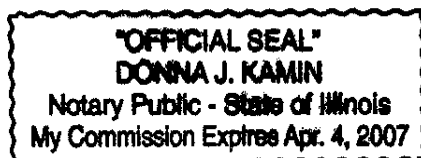
Albert Miglioratti
Printed name: ALBERT MIGLIORATTI

Nicholas Hobbes
Printed name: NICHOLAS HOBBS

Being a majority of the Board of
Managers of Chelsey Square
Condominium Apartment
Association

Donna J. Kamin a Notary Public, hereby certify that on DEC 3RD, 2004 the above members of the Board of Managers of Chelsey Square Condominium Apartments South Association, which Board Members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act said Board for the use and purposes therein set forth.

By: Donna J. Kamin
Notary Public




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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, LEIGH LAWRENCE, am the president of the Board of Managers of Chelsey Square Condominium Apartment South Association, and Illinois not-for-profit Corporation and condominium established by the aforesaid Declaration and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 15th day of December, 2003



President

"OFFICIAL SEAL"
JAMEY GIAMETTA
Notary Public - State of Illinois
My Commission Expires Mar. 14, 2007

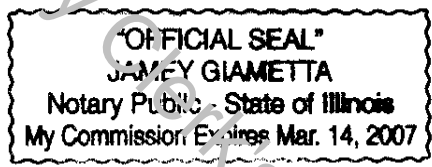
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I Albert M. Miglioratti being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of Chelsey Square Condominium Apartment South Association, and Illinois not-for-profit corporation and condominium, and that pursuant to Article IV, Paragraph 4 of the Declaration of Condominium for said condominium, written notice of the foregoing amendment has been sent by certified mail to all mortgagees of record against and Unit Ownership in the aforesaid condominium, not less than ten (10) days prior to the date of this affidavit. The identity of said mortgagees was obtained by reference to the insurance records of the condominium, tract searches, and/or by information solicited and received from the Owners in the condominium.

Albert M. Miglioratti
Secretary



SUBSCRIBED AND SWORN to
Before me this 15th day
of December, 20034

Jamey Giametta
Notary Public