

# UNOFFICIAL COPY



Doc#: 0508018076  
Eugene "Gene" Moore Fee: \$126.00  
Cook County Recorder of Deeds  
Date: 03/21/2005 11:37 AM Pg: 1 of 22

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

Michael C. Kim & Associates  
19 S. LaSalle Street  
Suite 302  
Chicago, Illinois 60603  
Attn: Michael C. Kim

F	1/26	A
P		P
T		V
I	C. J.	

## FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF OGLESBY CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") of Oglesby Condominium (hereafter the "Association"), which Declaration was recorded on January 20, 1966, as Document No. 19716679 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "1", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article XIII, Section 7 of the aforesaid Declaration and Sections 4(e) and 17 of the Illinois 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") and signed and acknowledged by the Board, all of the Owners, and all mortgagees having bona fide liens of record against any Unit Ownership.

### 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 the Act; and

0508018076 1/26  
03-21-05 6X  
C. J.

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WHEREAS, the Board and the Unit Owners desire to amend the Declaration in order to convert one of the common element apartments on the basement level of the condominium building into a Unit bearing the designation and having the boundaries set forth in the attached amended plat of survey and having the percentage of undivided interest in the common elements as set forth in the attached amended Exhibit B; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board and signed and acknowledged by the Board, all of the Owners in the condominium, and all mortgagees having bona fide liens of record against any Unit Ownership, all in compliance with Article XIII, Section 7 of the Declaration and Sections 4(e) and 17 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants of Oglesby Condominium is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

1. Article I is amended to read as follows:

“UNIT OWNERSHIP: A part of the property consisting of one residential unit and two garage units and the undivided interest in the common elements appurtenant thereto, as more specifically set forth in Paragraph 1 of Article II hereof and in Exhibit “B” attached hereto; provided however that Unit 2B consists only of a residential unit and does not have any garage unit.”

2. Article II, Section 1 is amended to read as follows:

“(b) “Description and Ownership. All units in the building located on the Development Parcel are delineated on the survey attached hereto as Exhibit “A” and made a part of this Declaration, and are legally described as follows:

UNITS: 101, 101-A, 101-B, 102, 102-A, 102-B, 103, 103-A, 103-B, 201, 201-A, 201-B, 202, 202-A, 202-B, 203, 203-A, 203-B and 2B as delineated on survey of the south 18 feet of Lot 6, all of Lot 7, and the North 9 feet of Lot 8 in the West’s Resubdivision of Lots 13 to 24 inclusive in Stuart’s Subdivision of the East 1/3 of that part North of 68<sup>th</sup> Street of the Northeast ¼ of the Southeast ¼ of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit “A” to Declaration of Condominium made by Guaranty Bank and Trust Company, as Trustee under Trust No. 9949, recorded

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in the Office of Recorder of Cook County, Illinois, as Document No. 19716679.

It is understood that each unit consists of the space enclosed or bounded by the horizontal and vertical planes set forth in the delineation thereof in Exhibit "A". Every deed, lease, mortgage or other instrument may legally describe a unit by its identifying number or symbol as shown in Exhibit "A" and every such description shall be deemed good and sufficient for all purposes. Except as otherwise provided in the Condominium Property Act, no unit owner shall, by deed, plat or otherwise, subdivide or in any other manner cause his unit to be separated into any tracts or parcels different from the whole unit as shown on Exhibit "A".

3. Page 2 of Exhibit "A" (plat of survey) to the Declaration is replaced by Amended Page 2 of Exhibit "A", which is attached hereto.
4. Exhibit "B" to the Declaration is replaced by Amended Exhibit "B", which is attached hereto.
5. 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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AMENDED EXHIBIT B  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF  
EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
OGLESBY CONDOMINIUM

<u>ADDRESS</u>	<u>UNIT</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
6735 South Oglesby Avenue Chicago, Illinois	101, 101-A, 101-B	15%
6735 South Oglesby Avenue Chicago, Illinois	102, 102-A, 102-B	15%
6735 South Oglesby Avenue Chicago, Illinois	103, 103-A, 103-B	15%
6737 South Oglesby Avenue Chicago, Illinois	201, 201-A, 201-B	15%
6737 South Oglesby Avenue Chicago, Illinois	202, 202-A, 202-B	15%
6737 South Oglesby Avenue Chicago, Illinois	203, 203-A, 203-B	15%
6737 South Oglesby Avenue Chicago, Illinois	2B	<u>10%</u> 100%

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STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, E. Judy Weston, am the President of the Board of Managers of the Oglesby Condominium Association, an 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 on behalf of the Board to evidence the Board's approval thereof and pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 23 day of November, 2004

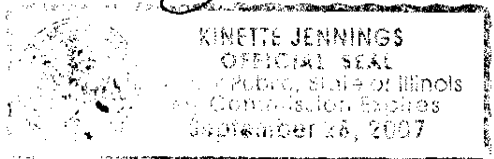
BY: E. Judy Weston  
President

---

### ACKNOWLEDGMENT

This instrument was acknowledged before me on Nov 22, 2004 by E. Judy Weston as President of the Oglesby Condominium Association.

Kinette Jennings  
Notary Public Signature



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## CERTIFICATION AS TO OWNER AND MORTGAGEE APPROVAL

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, ~~KAROLYN B. BRADY~~ <sup>KAROLYN B. BRADY-MITCHELL</sup> state that I am the Secretary of the Board of Managers of the Oglesby Condominium Association, an Illinois [not-for-profit corporation and] condominium, and as such Secretary and the keeper and custodian of the books and records of said condominium, I hereby certify that the persons whose names are subscribed to the foregoing instruments represent all of the unit owners in said condominium and that the foregoing attached First Amendment was approved by all mortgagees having bona fide liens of record against any unit ownership, as evidenced by their attached written consents.

BY: Karolynn B. Brady-Mitchell  
 Secretary

DATE: 3/8, 2005

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 )  
COUNTY OF Cook )

The undersigned is an (are) owner(s) in the Oglesby Condominium Association, a condominium established by the aforesaid Declaration of Condominium Ownership, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Section 7 of the Declaration.

EXECUTED this 13<sup>th</sup> day of Dec 2004.

Gregory Blair  
Owner's Printed Name

[Signature]  
Owner's Signature

Kimberly Blair  
Co-Owner's Printed Name

[Signature]  
Co-Owner's Signature

Unit Address: 6735 S. Oglesby Ave.  
Unit #N  
Chicago, IL 60649

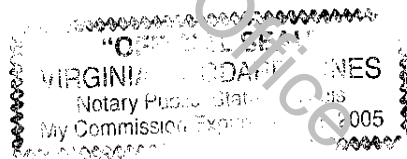
Being owner(s) of Unit # 101-A, 101-B  
# 101 in the Oglesby  
Condominium Association,  
and having 16 2/3%  
ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment  
(In An Individual Capacity)

This instrument was acknowledged before me on December 13, 2004 by  
Gregory and Kimberly Blair  
(name of unit owner(s) signing amendment above)

[Signature]  
Notary Public Signature



Acknowledgment  
(In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_ 200\_\_ by  
of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

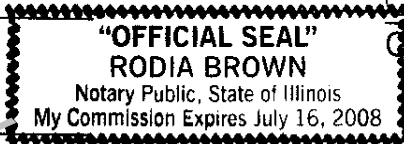
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF Cook )

The undersigned is an (are) owner(s) in the Oglesby Condominium Association, a condominium established by the aforesaid Declaration of Condominium Ownership, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Section 7 of the Declaration.

EXECUTED this 15<sup>th</sup> day of Dec - 2004.

LINDA JACKSON  
Owner's Printed Name



[Signature]  
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Unit Address: 6735 S Oglesby  
Chicago, IL  
60649

Being owner(s) of Unit <sup>201, 201-A,</sup> 201-B  
# 2N in the Oglesby  
Condominium Association,  
and having 16 2/3%  
ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment  
(In An Individual Capacity)

This instrument was acknowledged before me on Dec 15<sup>th</sup> 2004 by  
Linda Jackson  
(name of unit owner(s) signing amendment above)

[Signature]  
Notary Public Signature

Acknowledgment  
(In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_ 200\_\_\_\_ by  
of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

Notary Public Signature



# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF Cook )

The undersigned is an (are) owner(s) in the Oglesby Condominium Association, a condominium established by the aforesaid Declaration of Condominium Ownership, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Section 7 of the Declaration.

EXECUTED this 15<sup>th</sup> day of Nov 2004.

Michael Smith  
Owner's Printed Name

Michael Smith  
Owner's Signature

Sylvia J. Covington  
Co-Owner's Printed Name

Sylvia J. Covington  
Co-Owner's Signature

Unit Address: 6735 S. Oglesby  
#314  
Chicago, IL 60649

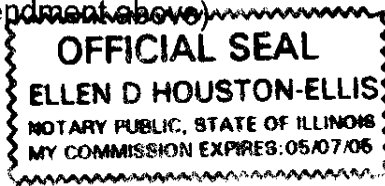
Being owner(s) of Unit 301-A, 301-B  
# 301 in the Oglesby  
Condominium Association,  
and having 16 2/3%  
ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment  
(In An Individual Capacity)

This instrument was acknowledged before me on 11/15 2004 by  
MICHAEL SMITH SYLVIA J. COVINGTON  
(name of unit owner(s) signing amendment above)

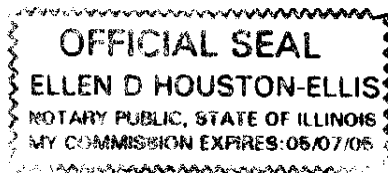
[Signature]  
Notary Public Signature



Acknowledgment  
(In A Representative Capacity)  
Individual

This instrument was acknowledged before me on 11/15 2004 by  
of MICHAEL SMITH SYLVIA J. COVINGTON  
(name of unit owner(s) on behalf of whom amendment was signed)

[Signature]  
Notary Public Signature



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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

The undersigned is an (are) owner(s) in the Oglesby Condominium Association, a condominium established by the aforesaid Declaration of Condominium Ownership, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Section 7 of the Declaration.

EXECUTED this 14 day of December 2004.

KAROLYNN G. BRADY-MITCHELL  
Owner's Printed Name

Karolynn G. Brady - Mitchell  
Owner's Signature

N/A  
Co-Owner's Printed Name

N/A  
Co-Owner's Signature

Unit Address: 6737 S. Oglesby Ave.  
CHICAGO, IL 60649

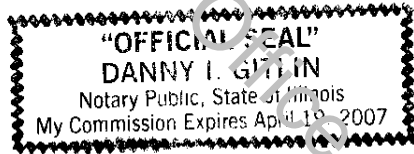
Being owner(s) of Unit <sup>\*201-A, 201-B</sup>  
# 201 in the Oglesby  
Condominium Association,  
and having 16 2/3%  
ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment  
(In An Individual Capacity)

This instrument was acknowledged before me on DEC 14 2004 by  
Karolynn G. Brady - Mitchell.  
(name of unit owner(s) signing amendment above)

[Signature]  
Notary Public Signature



Acknowledgment  
(In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_ 200\_\_ by  
of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

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STATE OF ILLINOIS )  
COUNTY OF COOK )

The undersigned is an (are) owner(s) in the Oglesby Condominium Association, a condominium established by the aforesaid Declaration of Condominium Ownership, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Section 7 of the Declaration.

EXECUTED this 22 day of Nov 2004

EVELYN Judy Weston  
Owner's Printed Name

Evelyn J Weston  
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Unit Address: 10737 S. Oglesby  
UNIT 202

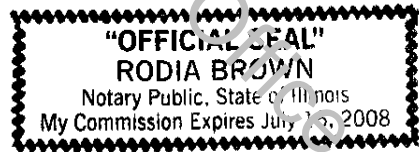
Being owner(s) of Unit 202-A, 202-B  
# 202 in the Oglesby  
Condominium Association,  
and having 16 2/3%  
ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment  
(In An Individual Capacity)

This instrument was acknowledged before me on March 8<sup>th</sup> 2005 by  
Evelyn Judy Weston  
(name of unit owner(s) signing amendment above)

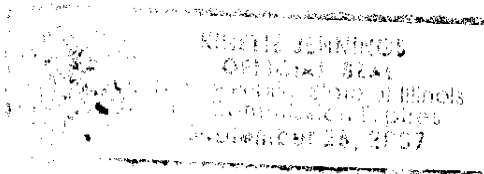
Rodia Brown  
Notary Public Signature



Acknowledgment  
(In A Representative Capacity)

This instrument was acknowledged before me on Nov 22 2004 by  
of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

Kristie Jennings  
Notary Public Signature



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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

The undersigned is an (are) owner(s) in the Oglesby Condominium Association, a condominium established by the aforesaid Declaration of Condominium Ownership, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIII, Section 7 of the Declaration.

EXECUTED this 11<sup>th</sup> day of November 2004.

Juana R Pollard  
Owner's Printed Name

Juana R Pollard  
Owner's Signature

\_\_\_\_\_  
Co-Owner's Printed Name

\_\_\_\_\_  
Co-Owner's Signature

Unit Address: 6737 S. Oglesby  
Chicago, IL  
60649

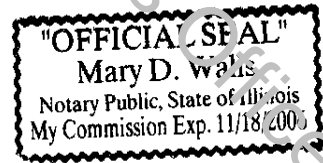
Being owner(s) of Unit 203-A, 203-B  
# 203 in the Oglesby  
Condominium Association,  
and having 16 2/3%  
ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment  
(In An Individual Capacity)

This instrument was acknowledged before me on 11-11 2004 by  
Juana R. Pollard  
(name of unit owner(s) signing amendment above)

Mary D. Walls  
Notary Public Signature



Acknowledgment  
(In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_ 200\_\_ by  
of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

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## MORTGAGEE CONSENT

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 9 day of Nov, 2004.

Signature [Handwritten Signature]

Name of Mortgagee:

Address of Mortgage:

Property of Cook County Clerk's Office

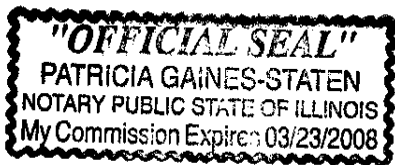
Printed Name and Title [Handwritten Signature] SVR.

ShoreBank  
7054 S. JEFFERY BLVD.  
CHICAGO, IL 60649

## ACKNOWLEDGMENT

This instrument was acknowledged before me on Nov 9, 2004 by JAMES BRINKLEY as the duly authorized representative of the above-identified mortgagee.

Patricia Gaines-Staton  
Notary Public Signature



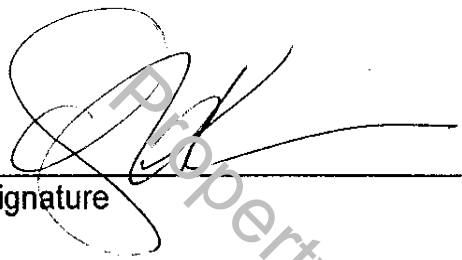
# UNOFFICIAL COPY

1004938096

## MORTGAGEE CONSENT

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 7th day of January, 2005.

  
Signature

Darryl K. Williams  
Vice President  
Printed Name and Title  
IndyMac Bank, FSB

Name of Mortgagee: Jwana R. Pollard

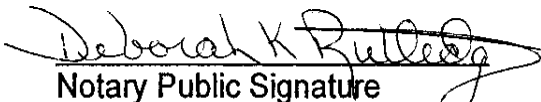
Address of Mortgage: 6737 S. Oglesby Avenue

Chicago, IL 60649

1004938096

## ACKNOWLEDGMENT

This instrument was acknowledged before me on January 7, 2005 by Darryl K. Williams, Vice President as the duly authorized representative of the above-identified mortgagee.

  
Notary Public Signature  
11/08/2006

DEBORAH K. RUTLEDGE  
Notary Public - Michigan  
Kalamazoo County  
My Commission Expires Nov 8, 2006

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## MORTGAGEE CONSENT

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 11 day of January, 2005.

  
\_\_\_\_\_  
Signature

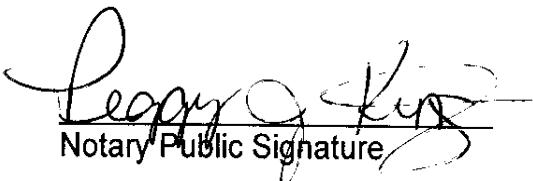
**Krista Gingrich**  
**Vice President**

\_\_\_\_\_  
Printed Name and Title

Name of Mortgagee: Aurora Loan Services Inc.  
Address of Mortgage: 6735 S. Oglesby Ave Unit 3N  
Chicago, IL  
60649

## ACKNOWLEDGMENT

This instrument was acknowledged before me on 1-11, 20005 by Krista Gingrich as the duly authorized representative of the above-identified mortgagee.

  
\_\_\_\_\_  
Notary Public Signature



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## MORTGAGEE CONSENT

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 20<sup>th</sup> day of January, 2005.

Angela De Aro  
Signature

Angela De Aro  
Printed Name and Title

Assistant Vice Pres.

Name of Mortgagee:

COUNTRYWIDE HOME LOANS

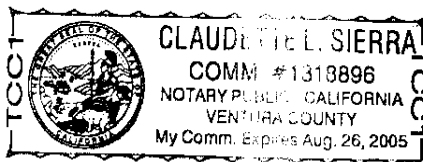
Address of Mortgage:

7105 CORPORATE DR.  
PLANO, TX 75024

## ACKNOWLEDGMENT

This instrument was acknowledged before me on January 20, 2005 by Angela De Aro as the duly authorized representative of the above-identified mortgagee.

Claudette L. Sierra  
Notary Public Signature





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09-Feb-2005 10:28

From-DECISION ONE

T-463 P.002/002 F-836

02/08/2005 16:11 FAX 630 705 1180

MIDWEST HOME FUNDING LLC

003

### MORTGAGEE CONSENT

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 9<sup>th</sup> day of February, 2005.

*Michelle Zois*  
Signature

Michelle Zois - ops mgr.  
Printed Name and Title

Name of Mortgagee: Decision One Realty  
Address of Mortgagee: 1 E. 22nd St  
Cornwall  
IL 60544

### ACKNOWLEDGMENT

RE This instrument was acknowledged before me on February 9<sup>th</sup>, 2005 by ~~Michelle Zois~~ as the duly authorized representative of the above-identified mortgagee Roger Rice

*Felicia Ross*  
Notary Public Signature



PROPERTY  
COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

**MORTGAGEE CONSENT**

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 9<sup>th</sup> day of February, 2005.

*Michelle Zois*  
Signature

Michelle Zois - ops mgr.  
Printed Name and Title

Name of Mortgagee: Decision One Mtg  
Address of Mortgage: 1 E. 22nd St  
Commer  
IL 60544

**ACKNOWLEDGMENT**

This instrument was acknowledged before me on \_\_\_\_\_, 2005 by \_\_\_\_\_ as the duly authorized representative of the above-identified mortgagee.

\_\_\_\_\_  
Notary Public Signature

Property of Cook County Clerk's Office

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## MORTGAGEE CONSENT

The undersigned, as a duly authorized representative of the mortgagee identified below, approves of the First Amendment to the Declaration of Condominium Ownership.

Executed this 25<sup>th</sup> day of February, 2005.

Trudi Loudon  
Signature

Trudi Loudon / Vice President  
Printed Name and Title

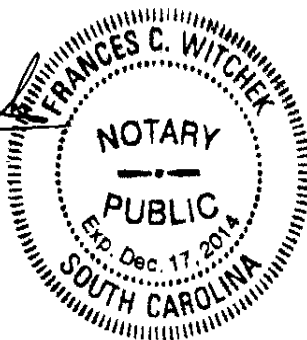
Name of Mortgagee: Netbank  
Address of Mortgage: 9710 Two Notch Rd.  
Columbia SC  
29223



## ACKNOWLEDGMENT

This instrument was acknowledged before me on February 25, 2005 by Trudi Loudon / Vice President as the duly authorized representative of the above-identified mortgagee.

Frances C. Witchek  
Notary Public Signature  
Frances C. Witchek  
Notary Public  
State of South Carolina  
Expires: December 17, 2014



County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT 1

### LEGAL DESCRIPTION

UNITS: 101, 101-A, 101-B, 102, 102-A, 102-B, 103, 103-A, 103-B, 201, 201-A, 201-B, 202, 202-A, 202-B, 203, 203-A, 203-B and 2B as delineated on survey of the south 18 feet of Lot 6, all of Lot 7, and the North 9 feet of Lot 8 in the West's Resubdivision of Lots 13 to 24 inclusive in Stuart's Subdivision of the East 1/3 of that part North of 68<sup>th</sup> Street of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Guaranty Bank and Trust Company, as Trustee under Trust No. 9949, recorded in the Office of Recorder of Cook County, Illinois, as Document No. 19710679.

P.I.N. Numbers 20-24-406-020-1001 through 20-24-406-020-1006

Commonly known as: 6735-37 South Oglesby Avenue  
Chicago, Illinois 60649

