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PROPERTY, LLC



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SAA

Doc#: 0508434022
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/25/2005 10:24 AM Pg: 1 of 5

Property of Cook County Clerk's Office

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SECOND AMENDMENT TO

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS

FOR

THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION

RE:

LINCOLN PARK COMMONS DEVELOPMENT
CHICAGO, ILLINOIS 60614

MGR T.F.H.

Prepared by and,
after recording, return to:

Allen B. Glass, Esq.
GLASS & WEINER
55 E. Jackson Blvd. #500
Chicago, IL 60604

UNOFFICIAL COPY**SECOND AMENDMENT TO DECLARATION OF
EASEMENTS, COVENANTS AND RESTRICTIONS FOR
THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION**

WHEREAS, the Declaration of Easements, Covenants and Restrictions for the LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION (the "Declaration") was recorded with the Cook County, Illinois, Recorder of Deeds on January 15, 2002 as Document No. 0020061321; and

WHEREAS, the Declaration was previously amended by a First Amendment thereto dated February 15, 2005; and

WHEREAS, pursuant to Article XIII, Section 13.4 thereof, as amended by said First Amendment, the provisions of the Declaration may be amended by an instrument executed by the Board of Directors of the LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION and approved by not less than three-fourths (3/4) of the Memberships of the LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION.

NOW THEREFORE, the undersigned Board of Directors of the LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION hereby further amends the Declaration as follows:

1. Existing Paragraph 3.1(b) of the Declaration is hereby deleted in its entirety and the following is inserted in lieu thereof:

"3.1(b) Common Walkway, Utility and Storm Water Detention Area, Common Sewer Lines: That area designated on the Plat as Lot 26, upon and/or beneath which Declarant or its successors and assigns shall construct a pedestrian walkway, and/or common sewer lines serving Lots 6 through 18, inclusive, said area subject to an Easement for Public Access Sidewalk, Public Utilities and Subsurface Storm Detention over all of such Lot as described in Article II above."

2. Existing Paragraph 4.1 is hereby amended by adding the following to the end of the first subparagraph therein:

"No part of any Common Area Guest Parking shall be used for other than the parking of motor vehicles for which the said areas were designed or as otherwise determined by the Board."

3. Existing Paragraph 4.2 of the Declaration is hereby amended by adding the following to the end thereof:

"In addition, all expenses of snow removal from those sidewalks adjacent to the Property and parallel with each of Drummond St. and Schubert St.; and all expenses of snowplowing the alley directly west of the Property, and/or of snowplowing the alley directly east of the Property if not otherwise snowplowed, shall be the responsibility of the Homeowners Association."

4. Existing Paragraph 10.4 of the Declaration is hereby amended by adding the following to the end thereof:

"The Percentage Interest of any Residential Lot and/or Parking Space Lot as set forth on Exhibit E may be modified or amended only with the consent of the affected Owner. Further, for clarification purposes, the Residential Lot Percentage Interest set forth on Exhibit E pertains to each one whole Residential Lot. In the event an Owner owns less than a whole Residential Lot, such Owner's assessment of Common Expenses relative thereto shall be computed in accordance with its Percentage Interest, as set forth in Exhibit E, and then, proportionately to the percentage of said Residential Lot owned."

Dated: March 21, 2005

HOMEOWNERS ASSOCIATION: **LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION**

by: Stuart Rose
Stuart Rose, Director

by: Matt Vasich
Matt Vasich, Director

by: Holly Vasich
Holly Vasich, Director

APPROVED: ESTATE HOMES OF LINCOLN PARK COMMONS LLC,
being a Member of the Lincoln Park Commons Homeowners Association
owning more than 3/4 of the Memberships therein

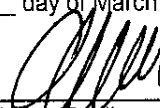
by: Stuart Rose
Manager

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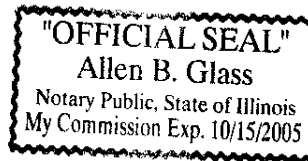
State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STUART ROSE, MATT VASICH and HOLLY VASICH, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Directors of Lincoln Park Homeowners Association, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
this 21 day of March 2005.



Notary Public



This instrument was prepared by and return to:

Allen B. Glass, Esq.
55 E. Jackson Blvd. #500
Chicago, IL 60604

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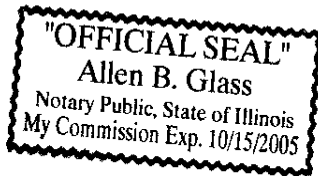
The undersigned, being a duly appointed officer of the LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION, hereby certifies that a copy of the attached Second Amendment to Declaration of Easements, Covenants and Restrictions for the LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION was mailed by certified mail to all mortgagees having bona fide liens on record relative to the LINCOLN PARK COMMONS DEVELOPMENT not less than five (5) days prior to the date below.

Stuart Rose
Stuart Rose

Date: 3/21/05

Given under my hand and official seal,
this 21th day of March 2005.

Allen B. Glass
Notary Public



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LINCOLN PARK COMMONS DEVELOPMENT (INCLUDING COMMON AREAS)

LEGAL DESCRIPTION

CHICAGO, ILLINOIS 60614

<u>ADDRESS</u>	<u>LOT #</u>	<u>P.I.N.</u>
646 W. Drummond Place	Lot 1	14-28-304-035-0000
642 W. Drummond Place	Lot 2	14-28-304-036-0000
640 W. Drummond Place	Lot 3	14-28-304-037-0000
624 W. Drummond Place	Lot 4	14-28-304-038-0000
620 W. Drummond Place	Lot 5	14-28-304-039-0000
2653 N. Geneva Terrace	Lot 6	14-28-304-040-0000
2655 N. Geneva Terrace	Lot 7	14-28-304-041-0000
2657 N. Geneva Terrace	Lot 8	14-28-304-042-0000
2659 N. Geneva Terrace	Lot 9	14-28-304-043-0000
2661 N. Geneva Terrace	Lot 10	14-28-304-044-0000
2663 N. Geneva Terrace	Lot 11	14-28-304-045-0000
2665 N. Geneva Terrace	Lot 12	14-28-304-046-0000
2667 N. Geneva Terrace	Lot 13	14-28-304-047-0000
2658 N. Geneva Terrace	Lot 14	14-28-304-048-0000
2660 N. Geneva Terrace	Lot 15	14-28-304-049-0000
2662 N. Geneva Terrace	Lot 16	14-28-304-050-0000
2664 N. Geneva Terrace	Lot 17	14-28-304-051-0000
2668 N. Geneva Terrace	Lot 18	14-28-304-052-0000
633 W. Schubert Ave.	Lot 19	14-28-304-053-0000
631 W. Schubert Ave.	Lot 20	14-28-304-054-0000
629 W. Schubert Ave.	Lot 21	14-28-304-055-0000
625 W. Schubert Ave.	Lot 22	14-28-304-056-0000
623 W. Schubert Ave.	Lot 23	14-28-304-057-0000
621 W. Schubert Ave.	Lot 24	14-28-304-058-0000
619 W. Schubert Ave.	Lot 25	14-28-304-059-0000
	Lot 26	14-28-304-060-0000
	Outlot 2	14-28-304-078-0000

PARKING SPACES

Lot 27	14-28-304-061-0000
Lot 28	14-28-304-062-0000
Lot 29	14-28-304-063-0000
Lot 30	14-28-304-064-0000
Lot 31	14-28-304-065-0000
Lot 32	14-28-304-066-0000
Lot 33	14-28-304-067-0000
Lot 34	14-28-304-068-0000
Lot 35	14-28-304-069-0000
Lot 36	14-28-304-070-0000
Lot 37	14-28-304-071-0000

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 AND OUTLOT 2 IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002 AS DOCUMENT NO. 0020749722 AND RE-RECORDED JULY 19, 2002 AS DOCUMENT NO. 0020790850, BEING A RE-SUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.