

# UNOFFICIAL COPY

This instrument prepared by,  
and after recording return to:  
Michael D. Miselman  
Seyfarth Shaw LLP  
55 East Monroe Street  
Suite 4200  
Chicago, Illinois 60603-5803  
Box 118 MDM



Doc#: 0522939053 Fee: \$50.50  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/17/2005 11:09 AM Pg: 1 of 14

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP  
AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS  
ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP AT  
833-835 W. BELLE PLAINE, CHICAGO, ILLINOIS 60613

**(This Amendment does not change percentage  
ownership interests, or create or delete any Units)**

This Amendment to Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants Establishing a Plan for Condominium Ownership at 833-835 W. Belle Plain, Chicago, Illinois 60613 (the "Amendment"), made and entered into this 26th day of July, 2005, by the undersigned constituting all the Members of the Board and at least 75% of the Unit Owners,

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants Establishing a Plan for Condominium Ownership at 833-835 W. Belle Plain, Chicago, Illinois 60613 recorded in the Office of the Recorder of Cook County, Illinois on February 6, 1996, as Document No. 96-099412 (the "Declaration"), Crescent Condominiums, Inc. submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"). The legal description of the real estate so submitted is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, Article XX of the Declaration provides for amendments to the Declaration by an instrument in writing signed and acknowledged by all of the Members of the Board, at least 75% of the Unit Owners and the approval of any mortgagees required under the provisions of the Condominium Instruments; and

WHEREAS, the undersigned desire to amend the Declaration in the manner hereinafter set forth; and

WHEREAS, such amendment does not require the approval of any mortgagees.

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NOW, THEREFORE, the undersigned do hereby amend the Amended Declaration as follows:

1. All capitalized terms contained but not defined herein shall have the meaning as ascribed to such terms in the Declaration.

2. Article XVI, Section 7 of the Declaration is amended to read as follows:

“No animals, reptiles, rabbits, livestock, dogs, fowl, or poultry of any kind shall be raised, bred, or kept in any Unit or in the common Elements, except that cats, birds, or fish may be kept in Units subject to rules and regulations adopted by the Board. Any cat, bird, or fish causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days written notice from the Board.”

3. Article XVI, Section 11 of the Declaration is amended to read as follows:

No Units shall be leased. An owner may ask the Board to grant permission for a one-time emergency lease of their unit if necessary. If the one-time emergency request is approved, the lease shall be no shorter than six (6) months and no longer than one (1) year. The request may not be extended. If approved by the Board, such lease must be in writing, and a copy must be delivered to the Association before Unit occupancy. Any failure of the lessee to comply with terms of this Declaration and the Rules and Regulations of the Association shall be a default under the lease. The Board may adopt additional Rules and Regulations applicable to the approved one-time emergency leasing of units as it deems advisable and necessary.”

4. Amended as set forth herein, the Declaration remains in full force and effect in accordance with its terms.

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IN WITNESS WHEREOF, the undersigned have executed this Amendment the year and date first above mentioned.

LRH  
 \_\_\_\_\_  
Eric Swanson  
 \_\_\_\_\_  
Rkt M.  
 \_\_\_\_\_  
 constituting all members of the Board of  
 Managers

STATE OF ILLINOIS     )  
   )  
   )     SS  
 COUNTY OF COOK        )

The undersigned, a Notary Public in and for said County and State, does hereby certify that Larry R. Aiter, personally known to me to be the same person whose name is subscribed to the foregoing instrument as a member of the Board of Managers, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered said instrument as her/his free and voluntary acts, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26 day of July, 2005.

Nancy A. Messal  
 \_\_\_\_\_  
 Notary Public

STATE OF ILLINOIS     )  
   )  
   )     SS  
 COUNTY OF COOK        )



The undersigned, a Notary Public in and for said County and State, does hereby certify that Eric Swanson, personally known to me to be the same person whose name is subscribed to the foregoing instrument as a member of the Board of Managers, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered said instrument as her/his free and voluntary acts, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26 day of July, 2005.

Nancy A. Messal  
 \_\_\_\_\_  
 Notary Public



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STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )     SS

The undersigned, a Notary Public in and for said County and State, does hereby certify that Robert Moran, personally known to me to be the same person whose name is subscribed to the foregoing instrument as a member of the Board of Managers, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered said instrument as her/his free and voluntary acts, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26 day of July, 2005.

Nancy A. Messal  
 Notary Public



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999

### UNIT OWNERS

Subscribed and Sworn to before me  
this 26 day of July, 2005

Robert E. Moran  
Robert E. Moran

Nancy A. Messal



Julie Babin Simon Trust

Subscribed and Sworn to before me  
this \_\_\_\_ day of July, 2005

By: \_\_\_\_\_  
Julie Babin Simon, Trustee

Subscribed and Sworn to before me  
this \_\_\_\_ day of July, 2005

\_\_\_\_\_  
Francisco Martinez

*[Handwritten signature]*

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## UNIT OWNERS

Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Robert E. Moran

Julie Babin Simon Trust

Subscribed and Sworn to before me  
this 26 day of July , 2005

By: Julie Babin Simon

Julie Babin Simon, Trustee

Nancy A. Messal



Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Francisco Martinez

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## UNIT OWNERS

Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Robert E. Moran

Julie Babin Simon Trust

Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

By: \_\_\_\_\_  
Julie Babin Simon, Trustee

Subscribed and Sworn to before me  
this 26 day of July , 2005

Francisco Martinez  
Francisco Martinez

Nancy A. Messal



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Subscribed and Sworn to before me  
this 26 day of July, 2005

Maria E. Barrientos  
Maria E. Barrientos

Nancy A. Messal



Subscribed and Sworn to before me  
this \_\_\_\_ day of July, 2005

\_\_\_\_\_  
William V. Enright

Subscribed and Sworn to before me  
this \_\_\_\_ day of July, 2005

\_\_\_\_\_  
Eric Swanson

Property of Cook County Clerk's Office



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Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Maria E. Barrientos

Subscribed and Sworn to before me  
this 26 day of July , 2005

William V. Enright  
William V. Enright

Nancy A. Messal  
Nancy A. Messal



Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Eric Swanson

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Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Maria E. Barrientos

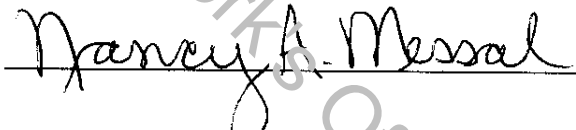
Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
William V. Enright

Subscribed and Sworn to before me  
this 26 day of July , 2005



Eric Swanson





# UNOFFICIAL COPY

*Diane Swanson*  
Diane Swanson

Subscribed and Sworn to before me  
this 26 day of July, 2005

*Nancy A Messal*



\_\_\_\_\_  
Larry L. Hiler

Subscribed and Sworn to before me  
this \_\_\_\_ day of July, 2005

\_\_\_\_\_

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Subscribed and Sworn to before me  
this \_\_\_\_ day of July , 2005

\_\_\_\_\_  
Diane Swanson

Subscribed and Sworn to before me  
this 26 day of July , 2005

L. L. Hiler  
Larry L. Hiler

Nancy A. Messal



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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )

SS

## AFFIDAVIT

The undersigned, being first on oath duly sworn deposes and says that:

1. The undersigned is the Bylaw Secretary of the Unit Owners' Association for 833-835 Belle Plaine Condominium.

2. The above and foregoing Amendment to Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants Establishing a Plan for Condominium Ownership at 833-835 Belle Plaine, Chicago, Illinois 60613 has been mailed by certified mail to all mortgagees having bona fide liens against any Unit at least ten (10) days prior to the date hereof.

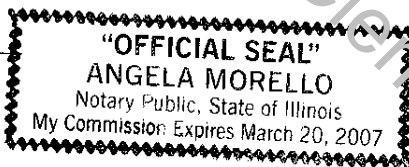
3. Further affidavit saveth not.

Dated this 9<sup>th</sup> day of August, 2005.

Julie B. Calabrese

Subscribed and sworn to before me this 9<sup>th</sup> day of Aug., 2005.

Angela Morello  
Notary Public



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## EXHIBIT A

**PARCEL 1:**

ALL UNITS IN 833-835 WEST BELLE PLAINE CONDOMINIUM IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96099412, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS CERTAIN DESCRIBED PROPERTY AS CRATED BY EASEMENT AGREEMENTS RECORDED AS DOCUMENTS NOS. 96099409 AND 96099410.

<u>Unit</u>	<u>Address</u>	<u>PIN</u>
833 #1	833 W. Belle Plaine	14-17-416-030-1001
833 #2	833 W. Belle Plaine	14-17-416-030-1002
833 #3	833 W. Belle Plaine	14-17-416-030-1003
835 Garden	835 W. Belle Plaine	14-17-416-030-1004
835 #1	835 W. Belle Plaine	14-17-416-030-1005
835 #2	835 W. Belle Plaine	14-17-416-030-1006
835 #3	835 W. Belle Plaine	14-17-416-030-1007

Chicago, Illinois 60613