



Doc#: 0623445082 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/22/2006 01:10 PM Pg: 1 of 4

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**SPECIAL AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS RESTRICTIONS AND COVENANTS AND BY LAWS FOR THE 3418-20 W. FOSTER CONDOMINIUM ASSOCIATION**

The document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws (hereinafter the "Declaration" for 3418-20 W. Foster Condominium Association (hereinafter "Association" ) which Declaration was recorded in the office of the Recorder of Deeds of Cook County Illinois as Document Number 0529745088 and amended by amendments to the Plat of Survey of the Declaration of Condominium recorded June 19, 2006 as Document Number 0617018038, and covers the property (hereinafter "Property") legally described in Exhibit "A" which is attached hereto and made a part thereof.

This Amendment is adopted pursuant to Article XII Section G of the aforesaid Declaration. Said section provides that the Developer reserves the right and power to record a Special Amendment to the Declaration at any time prior to the Turnover Date in order to bring the Declaration into compliance with the Act; or to correct typographical errors in the Declaration or any Exhibit or supplement or amendment thereto; or to show the location of any of the Limited Common Elements described in the Declaration. At the time of this Amendment the Turnover of the Association to the Unit Owners has not yet taken place.

**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 Illinois Condominium Property Act:

**WHEREAS**, the Developer desires to amend the Declaration for the specific purpose previously outlined herein;

**NOW, THEREFORE**, the Declaration of Condominium and Easements Restrictions, Covenants and By-Laws for 3418-20 West Foster Condominium Association is hereby amended in accordance with the text which follows:

F	RS	A
P		P
T		V
I	C.F.	

1. ARTICLE I(J) is amended so as to include the following sentence at the end of the paragraph: "Without limiting the generality of the foregoing, (1) the parking spaces and storage areas identified in Exhibit 2 to the Declaration shall be limited common elements appurtenant to the individual residential Unit Owners identified thereon, and (II) the elevators and associated mechanical equipment shall be a limited common element appurtenants to the six individual residential units identified in such Exhibit 2"

RECORDING FEE 34

DATE 8-22-06 COPIES 6

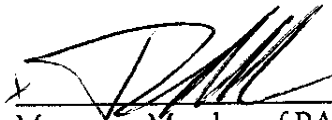
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2. ARTICLE XII, 6 in Article III(B) is amended to read Article XII(G).
3. ARTICLE III(C) is amended to add an additional provision as follows: (v) the elevator and association mechanical equipment shall be a limited common element appurtenant to the six individual residential Units identified on Exhibit 2 to the Declaration.
4. ARTICLE V(D)(1) is amended by deleting the reference to one hundred percent (100%) and substituting twenty percent (20%) in lieu thereof.
5. ARTICLE V(D)(1) is amended by deleting the reference to Section D, Article V hereof and substituting Article V.C (4) in lieu thereof.
6. ARTICLE V(E)(2) is amended so as to include the following sentence at the end of the paragraph: "The costs of operation, care, upkeep, maintenance, repair and replacement of the individually assigned parking spaces and storage areas and the elevator and associated mechanical equipment, shall be expenses borne by the residential Unit owners entitled to use such limited common elements, and the costs related to same shall not be shared by the owners of either storefront unit."
7. ARTICLE V(E)(4) is amended by deleting the reference to "two thirds" and substituting the words "three fourths" in lieu thereof.
8. ARTICLE V(F) is amended so as to delete all references to "this Section E" and "subparagraph E" and shall be substituted with "this Section F" and "subparagraph F" in lieu thereof.
9. ARTICLE VI(A) is amended to delete the reference "Section C of Article V hereof" and substituted with "Section E of Article VII hereof".
10. ARTICLE VII(ii)(g) is amended so as to include the following clause at the end of the paragraph: "Provided however, that in no instance shall such rules and regulations prohibit or impair the use of the Commercial Units for any private counseling practice or office use permitted under applicable zoning laws, or prohibit evening office hours to 10:30P.M., so long as such evening usage does not present a continuing nuisance or disturbance to Unit Owner."
11. EXHIBIT 2 to the Declaration, entitled Share of Ownership in Common Elements is amended so as to identify the Western Commercial Unit as Store A, with a common address of 3420 W. Foster and having an 8.05% undivided interest in the common elements and to identify the Eastern Commercial Unit as Store B, with a common address of 3418 W. Foster and having a 8.79% interest in the common elements.

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IN WITNESS WHEREOF, PAT DEVELOPMENT LLC has caused it's name to be signed to these presence by its declarant on this 18TH day of AUGUST, 2006.

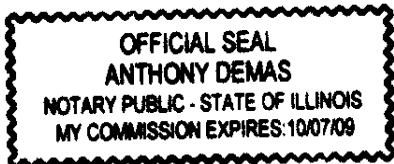


\_\_\_\_\_  
Managing Member of PAT DEVELOPMENT LLC

STATE OF ILLINOIS    )  
                                  ) ss.  
COUNTY OF COOK    )

The undersigned, a Notary Public in and for said County, in he State of aforesaid, DO HEREBY state that, *Terry Harb as Managing Member of PAT DEVELOPMENT LLC*, is known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal, this 18TH day of AUGUST 2006

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

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**LOTS 21 AND 22 IN BLOCK 12 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE  
NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN,**

**13-11-220-030  
13-11-220-031**

**3418-20 W FOSTER AVENUE, CHICAGO IL 60625**

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