



Doc#: 0636322001 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2006 08:12 AM Pg: 1 of 5

F		A
P	32	P
T	4	V
I	12	

AFTER RECORDING, MAIL TO:
GAEL MORRIS, ESQUIRE
LAWRENCE & MORRIS
2835 N. SHEFFIELD AVE., SUITE 232
CHICAGO IL 60657

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
3706 N. GREENVIEW CONDOMINIUM**

This **FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 3706 N. GREENVIEW CONDOMINIUM** made and entered into this 5th day of February, 2006 by **ANDREA L. SAIA**, (hereinafter referred to as "Declarant").

WHEREAS, by a Declaration of Condominium ("Declaration") recorded in the Recorder's Office of Cook County, Illinois, as Document number 0527810127, the Declarant submitted certain real estate to the provisions of the Illinois Condominium Act ("Act"); and

WHEREAS, the Declarant now desires to amend Exhibit B of the Declaration.

WHEREAS, the Declarant desires to add a provision to Paragraph 5 of the Declaration to grant an easement to all Unit Owners and their agents to the entry located on the Garden Level to Unit Terrace for purposes of accessing the fuse boxes and entry into and out of the Unit Terrace to access the water heater and heating room located in the Unit Terrace.

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. Exhibit B of the Declaration is hereby amended by deleting said Exhibit B and substituting therefore Exhibit B attached hereto.
2. Paragraph 5 of the Declaration is hereby amended by adding the following new paragraph (g) after paragraph (f) thereof:

"(g) Easements are hereby declared and granted to Unit Owners and their agents for ingress and egress to and from (i) the entry located on the garden level to Unit Terrace for purposes of accessing the fuse boxes when necessary for repair, maintenance, or replacement, and (ii) the entry into and out of the Unit Terrace to access the room designated in the Plat of Survey as the water heater and heating room located in the Unit Terrace for purposes of the repair, maintenance or replacement of the mechanical equipment located therein and servicing more the other Units or common areas in addition to the Terrace Unit. All persons entering the easement area shall not unreasonably interfere with the use and quiet enjoyment of the Terrace Unit by the Terrace Unit Owner."

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

RECORDING FEE 32-
DATE 12-29-06 COPIES 6
OK BY [Signature]

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: UNITS "A" AND "TERRACE" IN THE 3706 N. GREENVIEW CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3706 N. GREENVIEW CONDOMINIUM ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 31 IN OSCAR CHARLES ADDITION TO LANE PARK IN THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527810127, AS AMENDED FROM TIME TO TIME; IN COOK COUNTY, ILLINOIS

PIN: 14-20-112-045 0000

Property of Cook County Clerk's Office

PIN - 14-20-112-052-1001 - For Unit A
14-20-112-052-1002 - For the terrace

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Declarant has caused its seal to be affixed hereunto and has caused its name to be signed to these presents on the day and year first above written.

By:


ANDREA L. SAIA

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, GAEL MORRIS, a Notary Public in and for said County and State, do hereby certify that ANDREA L. SAIA, personally 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of February 2006


NOTARY PUBLIC

2-5-06
DATE



County Clerk's Office

UNOFFICIAL COPY

CERTIFICATE

ANDREA L. SAIA hereby certifies that:

1. She is the Developer of 3706 N. GREENVIEW CONDOMINIUM (the "Condominium").
2. The Parcel described in Paragraph 2 of the Declaration of Condominium to which this certificate is attached is a Conversion Condominium as defined in the Illinois Condominium Property Act ("Act").
3. There were no tenants in the property.

In witness whereof, the undersigned executed this certificate on the 5 day of February, 2006.

By:


ANDREA L. SAIA

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, GAEL MORRIS, a Notary Public in and for said County and State, do hereby certify that ANDREA L. SAIA, personally 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of February, 2006


NOTARY PUBLIC

2-5-06
DATE



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERCENTAGE INTEREST IN THE COMMON ELEMENTS
AND ASSIGNMENT OF PARKING SPACES

UNIT	OWNERSHIP INTEREST IN COMMON ELEMENTS	ASSIGNMENT OF PARKING SPACES
A	78%	P-1 AND P-2
TERRACE	22%	NONE
TOTAL	100.00%	

Property of Cook County Clerk's Office