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Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2007 09:18 AM Pg: 1 of 9

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

**Kovitz Shifrin Nesbit  
750 W. Lake Cook Road  
Suite 350  
Buffalo Grove, Illinois 60089  
Attn: David M Bendoff, Esq.**

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**FIRST AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM PROPERTY ACT  
FOR  
LAKEVIEW STATION CONDOMINIUMS**

This document is recorded for the purpose of amending the By-Laws of Lakeview Station Condominium Association attached as Exhibit "C" to the Declaration of Condominium Pursuant To The Condominium Property Act (hereafter the "Declaration") For Lakeview Station Condominiums (hereafter the "Association"), which Declaration was recorded on June 28, 2006, as Document No. 0617939031 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article XII of the aforesaid By-Laws and Section 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 and Secretary of the Board of Managers of the Association (the "Board"), and approved upon the affirmative vote of at least sixty-seven percent (67%) of the members of the Association, at a meeting called for that purpose.

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## 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

WHEREAS, the Board and the Owners desire to amend the Declaration in order to stagger the terms of the members of the Board, increase the term of Board members to two years, and change the annual accounting period of the Association; and

WHEREAS, the amendment has been executed by the President and Secretary of the Association and approved upon the affirmative vote of at least sixty-seven percent (67%) of the members of the Association, at a meeting called for that purpose, all in compliance with Article XII of the By-Laws and Section 17 of the Act.

NOW THEREFORE, Article IV, Section 3 of the By-Laws the By-Laws of Lakeview Station Condominium Association attached as Exhibit "C" to the Declaration of Condominium Pursuant To The Condominium Property Act For Lakeview Station Condominiums is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

"Section 3. Election. At each annual meeting of the members, the members shall be entitled to vote on a cumulative basis and ~~candidates receiving the highest number of votes with respect to the number of offices to be held shall be deemed to be elected. At the first annual meeting of the members occurring after the date of recording of this amendment to the By-Laws, the three (3) candidates receiving the highest number of votes shall be elected to serve as members of the Board for a term of two (2) years, and the two (2) candidates receiving the next highest number of votes shall be elected to serve as members of the Board for a term of one (1) year. Upon expiration of the terms of the Board members so elected at the first annual meeting occurring after the date of recording of this amendment to the By-Laws, and at each annual meeting thereafter, Board members shall be elected to serve as members of the Board for a term of two (2) years.~~ The Association may, upon adoption of the appropriate rules by the Board, conduct elections by secret ballot whereby the voting ballot is marked only with the percentage interest for the Unit and the vote itself, provided that the Board further adopt rules to verify the status of a Unit Owner issuing any proxy or casting a ballot. A candidate for election to the Board or such candidate's representative shall have the right to be present at the counting of the ballots at such election. The Board may disseminate to Unit Owners biographical and background information about candidates for election to the Board if: (a) reasonable efforts to identify all candidates are made and all candidates are given an opportunity to include biographical and background information in the information to be disseminated; and (b) the Board does not express a preference in favor of any candidate."

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NOW THEREFORE, Article VI, Section 4 of the By-Laws the By-Laws of Lakeview Station Condominium Association attached as Exhibit "C" to the Declaration of Condominium Pursuant To The Condominium Property Act For Lakeview Station Condominiums is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

"Section 4. Annual Budget and Regular Assessments; Separate Assessments. (a) Each year on or before ~~November~~ April 1 (commencing on such date following the election of the first unit owner Board of Managers), the Board shall estimate the annual budget of Common Expenses (the "Annual Budget") including: the total amount required for the cost of wages, materials, insurance, services and supplies which will be required during the ensuing ~~calendar~~ fiscal year (which shall commence on June 1) for the rendering of all services, together with a reasonable amount considered by the Association to be necessary for a reserve for contingencies and replacements (as hereinafter specified), all anticipated assessments and income and each Unit Owner's proposed Common Expense assessment, together with an indication of which portions of the Annual Budget are intended for capital expenditures or repairs or payment of real estate taxes. The Board shall deliver a copy of the proposed Annual Budget to each Unit Owner at least thirty (30) days prior to the adoption thereof. The Association shall give Unit Owners notice as provided in Section 4, Article III of the By-Laws of the meeting of the Board at which the Board proposes to adopt the Annual Budget and regular assessments pursuant thereto."

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration and By-Laws shall continue in effect without change.

END OF TEXT OF AMENDMENT

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STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I Steven Shinovich, am the President of the Board of Managers of Lakeview Station 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 pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 30<sup>th</sup> day of August, 2007.

BY: Steven Shinovich  
President

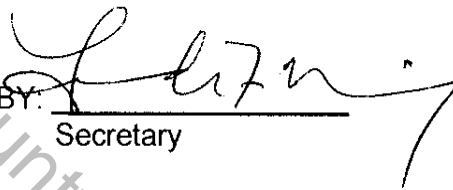
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## CERTIFICATION AS TO UNIT OWNER APPROVAL

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, Linda F. Projan Sky, state that I am the Secretary of the Board of Managers of Lakeview Station 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 foregoing amendment was approved upon the affirmative vote of at least sixty-seven percent (67%) of the members of the Association, at a special meeting of the members duly noticed, convened and held for that purpose on August 30, 2007 at which a quorum was present throughout, and that such approval by the members has not been altered, modified or rescinded in any manner but remains in full force and effect.

BY:   
 Secretary

DATE: August 30, 2007

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EXHIBIT A  
LEGAL DESCRIPTION

SEE ATTACHED

Commonly Known As: 3920 N. Sheridan Road  
Chicago, Illinois 60613

Permanent Index Number: 14-20-205-999-1001  
through and including: 14-20-205-999-1059

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**UNOFFICIAL COPY****EXHIBIT A****Legal Description:**

UNITS 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38 IN LAKEVIEW STATION CONDOMINIUM AS DEMONSTRATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND 4 IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS.

**EXCEPTING THEREFROM:****COMMERCIAL UNIT C-1**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS, 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 51.43 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON

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THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE SOUTH, A DISTANCE OF 25.45 FEET; NORTH, A DISTANCE OF 46.55 FEET; EAST, A DISTANCE OF 31.44 FEET; NORTH A DISTANCE OF 1.66 FEET; EAST A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING.

ALSO  
COMMERCIAL UNIT C-2

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS, 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD: THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 37.50 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED. A DISTANCE OF 57.09 FEET; SOUTH, A DISTANCE OF 7.21 FEET; WEST, A DISTANCE OF 38.81 FEET; NORTH, A DISTANCE OF 34.56 FEET; EAST, A DISTANCE OF 3.03 FEET; NORTH, A DISTANCE OF 4.98 FEET; EAST A DISTANCE OF 88.33 FEET; SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 134 DEGREES 09 MINUTES 09



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SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 0617939031 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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