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Doc#: 0803716070 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2008 01:33 PM Pg: 1 of 6

**AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM
OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS,
COVENANTS
AND BY-LAWS FOR
REGENCY BALMORAL
CONDOMINIUM
ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants (hereafter the "Declaration") for Regency Balmoral Condominium Association, (hereafter the "Association"), which Declaration was recorded on Nov 21, 02, 2002, as Document Number 0011088935 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 hereof.

WHEREAS, this Amendment to the Declaration of Condominium Ownership for Regency Balmoral Condominium Association has been approved by two-thirds (2/3) of the Board Members, pursuant to Section 27(b) of the Illinois Condominium Property Act, 765 ILCS 605/27(b), which provides that the Board, upon a two-thirds (2/3) vote may correct omissions to the Declaration; and

WHEREAS, Article Three, Section 3.3 of the Declaration provides that Owners may have roof rights to install a deck. The roof rights were supposed to be set forth in the Plat and in the Owner's Deed; and

WHEREAS, due to a clerical error by the Developer certain Owner's roof rights/roof decks were not clearly set forth in the Deed and Plat;

WHEREAS, The Board is adopting this amendment to codify the Owners' roof rights.

**This document prepared by and after
recording to be returned to:**

ROBERT B. KOGEN
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 – 847/537-0500

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NOW THEREFORE, be it Resolved:

1. The following Units have roof rights:

Unit: Roof Area:

Balmoral Building:

Unit 1A,	1019 W. Balmoral SE Corner,
Unit 3A,	1019 W. Balmoral NW Corner
Unit 3B,	1025 W. Balmoral NW Corner,
Unit 3D,	1021W.Balmoral North West of Center of the Space
Unit 3A,	1021 W. Balmoral, North to East of Center One Space

Kenmore Building:

5359 N. Kenmore	
Unit 3A,	Center of Roof, 5359 N. Kenmore
Unit 3A	South Center of Roof, 5353 N. Kenmore

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

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

APPROVED THIS 8 DAY OF May, 2007

Regency Balmoral Condominium Association

By:

Michael A. Steu
Its President

ATTEST
By:

Renee Dehoney
Secretary

Thom Sed
TREASURER

Janis R. Kram
VICE PRESIDENT

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LEGAL DESCRIPTION

LOTS 1 AND 2 in Harnstrom's subdivision of lots 23 and 24 in BLOCK 7 in Cichrans subdivision of the West half of the North East quarter of Section 8, Township 40 North, Ranger 14, East of the Third Principal Meridian in Cook County, Illinois.

PIN 14 08 209 001 000
14 08 209 002 000

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PERCENTAGE INTERESTS IN THE COMMON ELEMENTS THE REGENCY BAL MORAL CONDOMINIUM

UNITS IN THE REGENCY BALMORAL CONDOMINIUM

1019	1A	06.85%		
	2A	03.55%		
	3A	<u>03.55%</u>		
			013.95%	
1021	1B	04.86%		
	2B	03.19%		
	3B	<u>03.19%</u>		
			011.24%	
1023	1A	05.47%		
	2A	03.46%		
	3A	<u>03.46%</u>		
			012.39%	
1025	1B	05.15%		
	2B	03.30%		
	3B	<u>03.30%</u>		
			011.75%	
5351	1B	05.22%		
	2B	03.43%		
	3B	<u>03.43%</u>		
			012.08%	
5353	1A	05.29%		
	2A	03.48%		
	3A	<u>03.48%</u>		
			012.25%	
5357	1B	05.47%		
	2B	03.53%		
	3B	<u>03.53%</u>		
			012.53%	
5359				
	LA	03.35%		
	1A	03.38%		
	2A	03.54%		
	3A	<u>03.54%</u>		
			013.81%	
				<u>100.00%</u>

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EXHIBIT B

CERTIFICATION AS TO BOARD APPROVAL

I, Pamela Doherty, do hereby certify that I am the duly elected and qualified Secretary for the Association at Regency Balmoral Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association

I further certify that the attached Amendment to the Amended and Restated Declaration was duly approved by an affirmative vote of two-thirds (2/3) of the Members of the Board of Managers.

Pamela Doherty
Secretary

Dated at Chicago, Illinois this
8 day of May, 2007


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Witness of signatures

State of Illinois

County of Cook

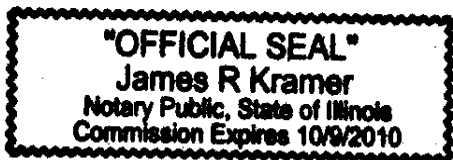
The document was signed before me on May 8, 2007, by Pamela Dohoney, Thor Sell, and Michael Stein, who are known to me.



James R. Kramer, Notary

My commission expires 10/09/2010

Seal



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