

UNOFFICIAL COPY



Doc#: 0807416038 Fee: \$110.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2008 03:08 PM Pg: 1 of 15

SECOND AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BYLAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR CARRIAGE
PLACE CONDOMINIUMS

THIS SECOND AMENDMENT to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for CARRIAGE PLACE CONDOMINIUM, is made and entered into this _____ day of January, 2007.

WHEREAS, there has heretofore been recorded a Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for CARRIAGE PLACE CONDOMINIUM (hereinafter referred to as "Declaration") which Declaration was recorded in the Office of the Recorder of Deeds, Cook County, Illinois on April 12, 1993, as Document Number 93266688.

WHEREAS, Article III, paragraph 2, of the Declaration provides as follows:

Ownership of Common Elements. Each unit owner shall own an undivided interest in the common elements as a tenant in common with all the other unit owners of the Property, and, except as otherwise limited in the Declaration, shall have the right to use the common elements for all purposes incident to the use and occupancy of his unit as place of residence, and such other incidental uses permitted by the Declaration, which right shall appurtenant to and run with tenants, family members, and invitees of each unit owner. Each unit owner's interest shall be expressed by a percentage amount and, once determined, shall remain constant and may not be changed without unanimous approval of all unit owners, unless hereafter changed by recorded amendment to this Declaration consented to in writing by all unit owners. The Trustee has so determined each Unit's corresponding percentage of ownership in the common elements as set forth in Exhibit "B" attached hereto, and each unit owner accepts such determination."

WHEREAS, Article I Definitions provides as follows:

(f) "Common Elements" means all portions of the Property except the units, including Limited Common Element unless otherwise specified.,

(q) "Limited Common Elements" means a portion of the common elements so designated in this Declaration or on the Plat as being reserved for the use of a certain unit or units to the exclusion of other units. Any portion of the common elements which, by the terms of this Declaration or by its nature or location, is clearly intended to serve exclusively a certain unit or units (but less that all of the units) or by the owner or owners thereof shall be deemed a limited common element, specifically the designated parking spaces, the storage lockers, the patio balconies as shown on the survey marked Exhibit "A" attached hereto, and as set forth in Exhibit "B" attached hereto.

WHEREAS, the unit owners of the Carriage Place Condominium consist of the members of an Illinois not-for-profit corporation (hereinafter referred to as the "Association").

RECORDING FEE 110
DATE 3/14/08 COPIES 6X
OK BY AE

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WHEREAS, The Board of Directors (hereinafter the "Board") and the all of the unit owners have determined that an amendment to the Declaration will be in the interest of the members of the Association.

WHEREAS, all of the unit owners of the said "Common Elements" have determined that it would be in their best interests and have approved this resolution to create two (2) newly designated parking spaces out of the common element to be identified as P-27 and P-28 respectively and shown and described on the amended Carriage Place Condominium Exhibit "A" Survey and on the amended Exhibit "B" to the Declaration attached hereto and made a part hereof, and

WHEREAS, the designated parking space number P-27 shall be assigned as a Limited Common Element to the unit owner of unit 306 and the designated parking space number P-28 shall be assigned as a limited Common Elements to the unit owner of unit 307. As consideration for these assignments the Association shall receive the sum of \$8,500.00 for parking space number P-27 and the sum of \$11,000.00 for parking space number P-28 from the respective unit owners, and

WHEREAS, all of the unit owners have determined that it would be in their best interest and have approved this resolution to reconfigure the existing boundary lines of the parking spaces to add parking space number P-27 & P-28 all as respectively shown and described on the amended Carriage Place Condominium Exhibit "A" and on the amended Exhibit "B" to the Declaration, attached hereto and made a part hereof.

NOW, THEREFORE, CARRIAGE PLACE CONDOMINIUM EXHIBIT "A" and EXHIBIT "B" to the Declaration be and are amended by the addition thereto of the two (2) designated parking spaces as delineated on such survey and described as Designated Parking Spaces P-27 and P-28. The designated parking space number P-27 shall be assigned as a Limited Common Element to the unit owner of Unit 306 and the designated parking space number P-28 shall be assigned as a Limited Common Element to the owner of Unit 307 after receipt by the Association of \$8,500.00 for parking space number P-27 and \$11,000.00 for parking space number P-28.

FURTHER, CARRIAGE PLACE CONDOMINIUM EXHIBIT "A" and EXHIBIT "B" to the Declaration be and are amended by the reconfiguration of the existing boundary lines of the parking spaces, all as respectively shown and described on the amended Carriage Place Condominium Exhibit "A" and on the amended Exhibit "B" to the Declaration, attached hereto and made part hereof.

Except for the above-described provisions of the Exhibits to the Declaration amended hereby, all other provisions of said Declaration are hereby confirmed and ratified.

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APPROVAL OF BOARD OF DIRECTORS OF
CARRIAGE PLACE CONDOMINIUM ASSOCIATION
AND ALL OF THE UNIT OWNERS THEREOF

Laura Molen
PRESIDENT

Mary Duffy
SECRETARY

Ben Bischmann
TREASURER

Lynne McInerney
VICE-PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGEMENT

Troy Molder, A Notary Public in and for said county in the State aforesaid does hereby certify that _____

_____ being all the members of the Board of Directors of the Carriage Place Condominium Association, an Illinois not-for-profit corporation, personally known to be the same person; whose names as subscribed to this instrument as said Board of Directors appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of JAN, 2007.

Troy Molder
Notary Public

My Commission Expires: 9-22-2007



APPROVAL OF UNIT OWNERS

| ADDRESS | SIGNATURE OF UNIT OWNER |
|---|---|
| 90 South 6 th Street, Unit 101 LaGrange, IL 60525 | <u>Doris R. Spingberg</u> |
| 90 South 6 th Street, Unit 102 LaGrange, IL 60525 | <u>Bertha Polomy</u> |
| 90 South 6 th Street, Unit 103 LaGrange, IL 60525 | <u>Donald H. Mathis</u> |
| 90 South 6 th Street, Unit 104 | <u>Doris R. Spingberg</u> <u>Mary Hines - Mary Ann O'Brien</u> |

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- LaGrange, IL 60525
- 90 South 6th Street, Unit 105
- LaGrange, IL 60525
- 90 South 6th Street, Unit 106
- LaGrange, IL 60525
- 90 South 6th Street, Unit 107
- LaGrange, IL 60525
- 90 South 6th Street, Unit 108
- LaGrange, IL 60525
- 90 South 6th Street, Unit 109
- LaGrange, IL 60525
- 90 South 6th Street, Unit 201
- LaGrange, IL 60525
- 90 South 6th Street, Unit 202
- LaGrange, IL 60525
- 90 South 6th Street, Unit 203
- LaGrange, IL 60525
- 90 South 6th Street, Unit 204
- LaGrange, IL 60525
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- LaGrange, IL 60525
- 90 South 6th Street, Unit 301
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- 90 South 6th Street, Unit 302
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- 90 South 6th Street, Unit 303
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- 90 South 6th Street, Unit 305
- LaGrange, IL 60525
- 90 South 6th Street, Unit 306
- LaGrange, IL 60525
- 90 South 6th Street, Unit 307
- LaGrange, IL 60525
- 90 South 6th Street, Unit 308
- LaGrange, IL 60525

Cayn Cananz
 Mary E. Lopez
 Harold A. Robb
 Harry D. ^{Harold B. Frank} D...
 Embachmann
 Gloria Korman
 Lynn M. Murray
 Valerie M. ^{Ellen M.} Paul
 Pauline Sunday
 Emil + Maria Baly
 Barbara Semko
 Scott Mitchell
 Harry D...
 Fred A...
 Linda J. A...
 Bethel P...
 David H. P.O.A.
 Charles Swartz, Attestation
 William G. Gold...
 Marilyn M...
 Capt. G...
 Stephanie J. Johnson
 Linda J...
 Barbara Cutchlow

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90 South 6th Street, Unit 309
LaGrange, IL 60525
90 South 6th Street, Unit 310
LaGrange, IL 60525

R. E. H. M. Phacker

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Troy Molitor A Notary Public in and for said county in the State
aforesaid does hereby certify that the above unit owners being members of the Carriage Place
Condominium Association, an Illinois not-for-profit corporation, have signed this instrument as their free
and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of JAN, 2007.

Troy Molitor
Notary Public

My Commission Expires: 9-22-2007



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, _____, being the Secretary of the Carriage
Place Condominium Association, an Illinois not-for-profit corporation in LaGrange, Cook County, Illinois,
on first being sworn upon his/her oath deposes and states that the above Second Amendment to the
Declaration was approved by all of the Board of Directors and all of the unit owners and those unit
owners have indicated their approval by affixing their signature thereto at a special meeting of the unit
owners called by the Board and held pursuant to notice on this 16 day of JAN,
2007, and that the undersigned hereby certifies that a copy of this Second Amendment has been mailed
by certified mail to all mortgagees having bona fide liens of record against any unit ownership not less
than ten (10) days prior to the date of this Affidavit.

V. V. [Signature]

Subscribed and sworn to before me this _____ day of _____, 2006.

Notary Public

This instrument prepared by: Paul B. Garver, Hawbecker & Garver, LLC; 35 S. Garfield, Hinsdale, IL
60521; 630-789-6833

MAIL TO: PAUL B. GARVER, HAWBECKER + GARVER, LLC
35 S GARFIELD
HINSDALE, IL 60521

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UNIT 102

By: Mary Kay Burke **Mary Kay Burke, A.V.P./T.O.**
 Palos Bank and Trust Number 1-6325, dated ~~December 4, 2004~~ **14th, 2004**
 Attest: Julie Winistorfer **Julie Winistorfer, A.L.T.O.**

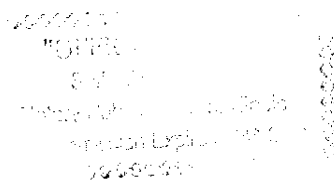
STATE OF IL)
) SS
 COUNTY OF COOK)

The undersigned, A Notary Public in and for said county in the State aforesaid does hereby certify that the above unit owners being members of the Carriage Place Condominium Association, an Illinois not-for-profit corporation, have signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of November, 2007.

Sherril Clark
 Notary Public

My Commission Expires: 4/23/09



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With reference to that Second Amendment dated January 17th, 2007 to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for Carriage Place Condominiums, the undersigned, Jamee and Adrian Alperovich of Los Angeles, California, hereby grant to the President of the Board of Directors of the association of condominium owners a proxy to vote on their behalf with regard to said Second Amendment.

UNIT 201

Jamee Alperovich

JC ~~Jamee Alperovich~~
JA JAMEE

Adrian Alperovich

Adrian Alperovich

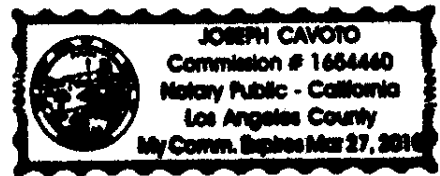
STATE OF California)
COUNTY OF Los Angeles) SS

Joseph Cavoto, A Notary Public in and for said county in the State aforesaid does hereby certify that the above unit owners being members of the Carriage Place Condominium Association, an Illinois not-for-profit corporation, have signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of DECEMBER, 2007.

Joseph Cavoto
Notary Public

My Commission Expires: 03/27/2010



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UNIT 205

Emil Balz
Emil Gottlob Balz

Waltraud Maria Balz
Waltraud Maria Balz

STATE OF ILLINOIS)
)SS
COUNTY OF KANKAKEE

JACKI MEJDRICH, A Notary Public in and for said county in the State aforesaid does hereby certify that the above unit owners being members of the Carriage Place Condominium Association, an Illinois not-for-profit corporation, have signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30TH day of NOVEMBER, 2007.

Jacki Mejdrich
Notary Public
My Commission Expires: 02-02-2010



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UNIT 209

CHICAGO TITLE LAND TRUST COMPANY

Chicago Title Land Trust as Successor in Trust for Bank One La Grange Trust Number 8622 dated January 14th, 1987

By: *Margaret O'Donnell* ASST. VICE PRESIDENT

STATE OF *IL*)
) SS
COUNTY OF *Cook*)

CHICAGO TITLE LAND TRUST COMPANY

* **Margaret O'Donnell** ASST. VICE PRESIDENT

Kristi Crowley A Notary Public in and for said county in the State aforesaid does hereby certify that the above unit owners being members of the Carriage Place Condominium Association, an Illinois not-for-profit corporation, have signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11th day of December, 2007.

Kristi Crowley
Notary Public

My Commission Expires: 10/29/10



This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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CARRIAGE PLACE CONDOMINIUM ASSOCIATION

PROXY

Known All Men by these Presents, that I, Barbara Critchlow, being the owner of unit 308 in the Carriage Place Condominium Association, do hereby constitute and appoint Linda O'Neil as my proxy to attend the (annual) meeting of the members of the Association to be held on Tuesday, January 16, 2007 or any continuation or adjournment thereof, with full power to vote and act for me and in my name, place and stead, in the same manner, to the same extent, and with the same effect that I might were I personally present thereat, giving to said proxy, full power of substitution and revocation, and I hereby revoke any other proxy heretofore given by me. This proxy shall be effective for eleven (11) months from the date hereof unless sooner revoked by prior notice to the Secretary of the Corporation.

I hereby direct my proxy to cast my vote as indicated by my expressed preferences as follows:

Vote for two (2) candidates only.

Any volunteers

(yes)

Creation of 2 new parking spaces

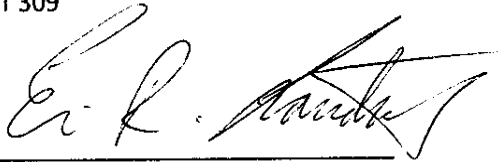
(yes)

Dated: Jan. 15, 20 07

Barbara Critchlow
(Signature of Unit Owner)

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UNIT 309



Eric Landschoot

STATE OF IL)
)SS
COUNTY OF Cook

Elizabeth Lopez, A Notary Public in and for said county in the State aforesaid does hereby certify that the above unit owners being members of the Carriage Place Condominium Association, an Illinois not-for-profit corporation, have signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of December, 2007.


Notary Public

My Commission Expires: October 3, 2011

"OFFICIAL SEAL"
Elizabeth Lopez
Notary Public, State of Illinois
My Commission Expires Oct. 3, 2011

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CARRIAGE PLACE CONDOS

EXHIBIT "A"

SURVEY

PIN #'S :

18-04-230-024-1001
18-04-230-024-1002
18-04-230-024-1003
18-04-230-024-1004
18-04-230-024-1005
18-04-230-024-1006
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18-04-230-024-1009
18-04-230-024-1010
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18-04-230-024-1028
18-04-230-024-1029

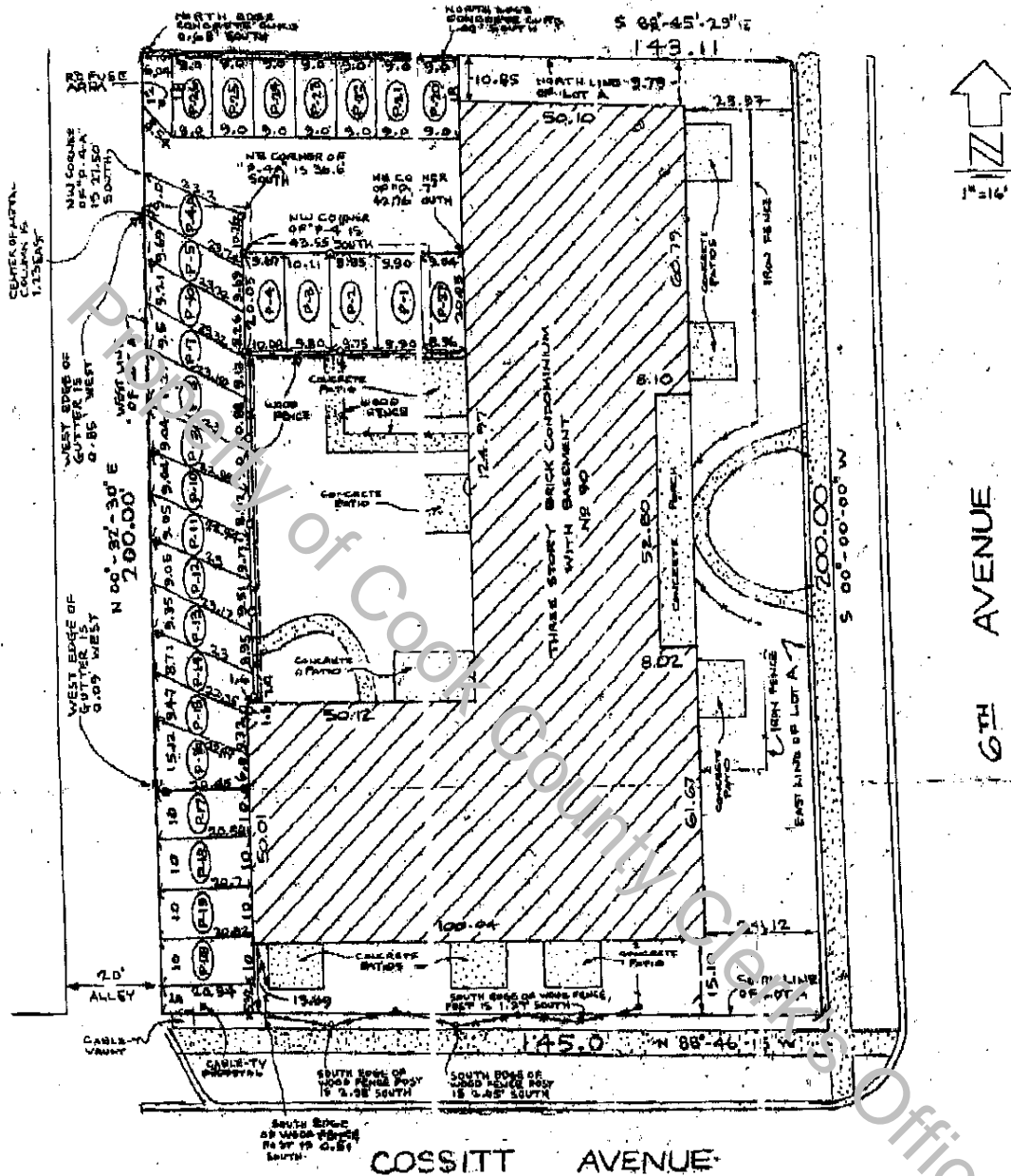
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JACK M. SCHICK
708 425 1700

CERTIFICATE OF SURVEY CARRIAGE PLACE CONDOMINIUM

4606 W. 103RD ST.
OAK LAWN, ILL. 60453

LOT A IN CONSOLIDATION OF LOTS 10 THROUGH 15 IN BLOCK 3 OF LETTERS ADDITION TO LANSFORD LOCATED IN THE EAST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 12 EAST, 3RD THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND EXCEPTING FROM THE FOREGOING THE RIGHT OF THE VILLAGE OF LANSFORD AND ADJOINING OWNERS TO THE WEST 8 FEET OF THIS PROPERTY IN QUANTITY TAKEN FOR ALLEY BY JUDGMENT DATED APRIL 30, 1951 AS DOCUMENT NO. 128688 IN COOK COUNTY, ILLINOIS.



BENCHMARK:

ALL ELEVATIONS USED HEREIN ARE PER:
RIM OF MANHOLE LOCATED AT
THE CENTERLINES OF 72ND AVE.
AND COSSITT AVE.

ELEVATION # 462.9 C.C.D.

AREA 1.08, 804 SQ. FT.

○: OWNER'S METAL COLUMN

--- PHOTO'S CANOPY OUTLINE

PLOT PLAN

SCALE HEREON MAY BE
APPROXIMATE NEARING
AREAS

THIS PROFESSIONAL SERVICE
IS SUBJECT TO THE CURRENT
IN THIS STATE'S PRACTICE
A BOUNDARY SURVEY.

STATE OF ILLINOIS)

COUNTY OF COOK) S.S.

I, JACK M. SCHICK, AN ILLINOIS LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
LAND, THAT THE PLAT SHOWN HEREON SHOWS THE LOCATION
OF THE BUILDING TO THE PROPERTY LINES OF SAID LAND
AND THAT THERE ARE NO ENCROACHMENTS OF ADJOINING
BUILDINGS ONTO SAID LAND NOR OVERLAP OF SAID
BUILDINGS FROM SAID LAND.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS
THEREOF, CORRECTED TO A TEMPERATURE OF 68
DEGREE FAHRENHEIT.

AMENDED EXHIBIT 'A'

SHEET 1 OF 5

ORDER No. C-93054-A

DATED THIS 19TH DAY OF JAN. A.D. 2006

Jack M. Schick
ILL. PROF. LAND & SURV. NO. 1630
Exp. 11-26-2006



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CARRIAGE PLACE CONDOS

EXHIBIT "B"

| <u>UNIT</u> | <u>% OF OWNERSHIP IN THE COMMON ELEMENTS</u> | <u>DESIGNATED PARKING SPACE</u> | <u>DESIGNATED STORAGE LOCKER</u> |
|-------------|--|-------------------------------------|--------------------------------------|
| 101 | 3.50 | P-19 | BB |
| 102 | 3.50 | P-12 | AA |
| 103 | 3.50 | P-13 | Z |
| 104 | 3.50 | P-26 | DD |
| 105 | 2.70 | P-11 | Y |
| 106 | 3.50 | P-6 | X |
| 107 | 3.50 | P-5 | S |
| 108 | 3.80 | P-20 | T |
| 109 | 4.70 | P-1 | U |
| 201 | 3.50 | P-18 | V |
| 202 | 3.50 | P-10 | W |
| 203 | 3.50 | P-14 | J |
| 204 | 3.50 | P-16 | K |
| 205 | 2.70 | P-3 | L |
| 206 | 3.50 | P-4 | M |
| 207 | 3.50 | P-25 | R |
| 208 | 3.80 | P-2 | Q |
| 209 | 3.70 | P-7 | O |
| 210 | 2.70 | P-21 | P |
| 301 | 3.50 | P-22 | N |
| 302 | 3.50 | P-4a | C |
| 303 | 3.50 | P-15 | D |
| 304 | 3.50 | P-17 | E |
| 305 | 2.70 | P-24 | F |
| 306 | 3.50 | P-27 | CC |
| 307 | 3.50 | P-28 | G & H |
| 308 | 3.80 | P-8 | I |
| 309 | 3.70 | P-23 | A |
| 310 | 2.70 | P-9 | K |

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EXHIBIT

ATTACHED TO

Doc#: 0807416038 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee:\$10.00
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DOCUMENT

03-14-07

SEE PLAT INDEX

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