



Doc#: 0808822043 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/28/2008 10:46 AM Pg: 1 of 12

AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP PURSUANT TO THE ILLINOIS CONDOMINIUM  
PROPERTY ACT FOR 1506 TOPP LANE CONDOMINIUM  
ASSOCIATION

**This Instrument Prepared By:**

Alexsey Kaplan  
4043 Dempster  
Skokie, IL 60077  
Phone: (847) 676-8600 , Fax: (847) 676-8601

**After Recording, Deliver To:**

Eugene Gonchar  
1506 Topp Ln.#1  
Glenview, IL 60025

THIS DECLARATION is made and entered by "Condominium Board of Directors of 1506 Topp Ln", (hereafter collectively referred to as "Declarant")

**WITNESSETH:**

WHEREAS, currently the Declarant holds 85.65% legal title to the parcel of real estate, and common elements thereupon, situated in the Village of Glenview, Cook County, Illinois (hereafter referred to as "Parcel") and legally described below and by this reference made part hereof:

**SEE ATTACHED LEGAL DESCRIPTION**

- Unit 1: 04-26-409-044-1001
- Unit 2: 04-26-409-044-1002
- Unit 3: 04-26-409-044-1003
- Unit 4: 04-26-409-044-1004
- Unit 5: 04-26-409-044-1005

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 DATE 3/28/08 COPIES 6X  
 OK BY ME

(all affecting the underlying land); and

WHEREAS, the Declarant submitted this Parcel to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter referred to as the "Act") and recorded the Declaration of Condominium Ownership Pursuant to the Illinois Condominium Property Act for 1506 Topp Lane Condominium Association (hereinafter referred to as "Declaration") on June 16, 2003 and recorded as Document Number 0316732052; and

WHEREAS, Exhibit B of the original recorded declaration parcels and divides-out the percentage of each unit's ownership;

WHEREAS, it seems that Exhibit B, in its original form, assigned a disproportionate percent of unit ownership to Unit 1, namely 41.09%, which erroneously incorporated the basement as living space for Unit 1;

WHEREAS, the Township of Northfield issued a letter dated October 20, 2005 urging the recalculation of the percent of ownership of the subject condominium declaration ("Exhibit A", attached hereto);

NOW THEREFORE, the Declarant, pursuant to the rights conferred on them in the Declaration, and for the purpose set forth herein, amend Exhibit B of the Declaration to reflect the following apportioned percentage interest in each unit of the subject property:

Unit Number	Living Area (Square Feet)	Percentage Ownership Interest
Unit 1	1,204	26.50
Unit 2	878	19.31
Unit 3	829	18.24
Unit 4	815	17.93
Unit 5	819	18.02

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Unit 1: Eugene Gonchar  
 Eugene Gonchar  
 Unit 1: Lyuba Gonchar  
 Lyuba Gonchar  
 Unit 2: Halina Gorlo  
 Halina Gorlo  
 Unit 2: Marek Skolowski  
 Marek Skolowski  
 Unit 3: Suzanne Weber  
 Suzanne Weber  
 Unit 4: Gabrielle Krakov  
 Gabrielle Krakov  
 Unit 4: Lance Laird  
 Lance Laird  
 Unit 5: Jessica Oguinik  
 Jessica Oguinik

State of Illinois )  
 ) SS:  
 County of Cook )

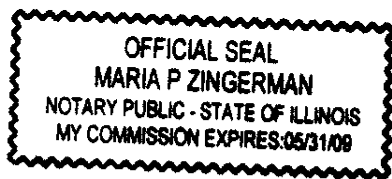
I, Maria P. Zingerman, a Notary Public in and for said county and state do hereby certify that **Eugene Gonchar** personally known to me to be the same person whose name subscribed to the foregoing instrument, as such Member appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December 2008

Commission expires May 31 20 09

Maria P. Zingerman

Notary Public



Property of Cook County Clerk's Office

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State of Illinois )  
 ) SS:  
 County of Cook )

*L. Gonchar*

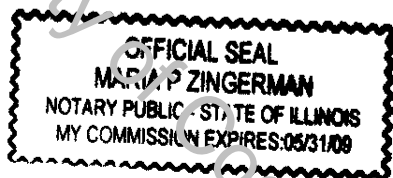
I, *Maria P. Zingerman*, a Notary Public in and for said county and state do hereby certify that **Lyuba Gonchar** personally known to me to be the same person whose name subscribed to the foregoing instrument, as such Member appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *27* day of *December* 200*7*.

Commission expires *May 31* 20 *09*

*Maria P. Zingerman*

Notary Public



Property  
 Cook County Clerk's Office

# UNOFFICIAL COPY

State of Illinois )  
 )  
 County of Cook ) SS:

*Hollinor Gorlo*

I, *Maria P. Zingerman*, a Notary Public in and for said county and state do hereby certify that **Halina Gorlo** personally known to me to be the same person whose name subscribed to the foregoing instrument, as such Member appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *27* day of *December* 20*07*

Commission expires *May 31* 20*09*

*Maria P. Zingerman*

Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois )  
) SS:  
County of Cook )

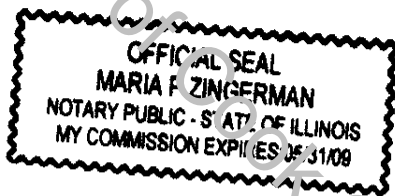
I, Maria P. Zingerman, a Notary Public in and for said county and state do hereby certify that **Marek Sokolowki** personally known to me to be the same person whose name subscribed to the foregoing instrument, as such Member appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December 2008.

Commission expires May 31 2009

Maria P. Zingerman

Notary Public



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State of Illinois )

) SS:

County of Cook )

*[Handwritten signature]*

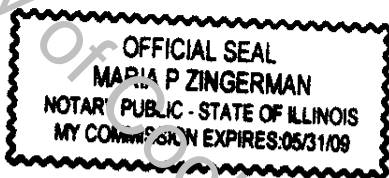
I, Maria P. Zingerman, a Notary Public in and for said county and state do hereby certify that **Suzanne Weber** personally known to me to be the same person whose name subscribed to the foregoing instrument, as such Member appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December 2007

Commission expires May 31 20 09

*[Handwritten signature: Maria P. Zingerman]*

Notary Public



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State of Illinois )  
 )  
County of Cook ) SS:

*Jessica Ogulnik*

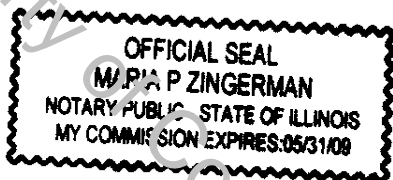
I, Marla P. Zingerman, a Notary Public in and for said county and state do hereby certify that **Jessica Ogulnik** personally known to me to be the same person whose name subscribed to the foregoing instrument, as such Member appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December 2009

Commission expires May 31 20 09

*Marla P. Zingerman*

Notary Public



Cook County Clerk's Office

**UNOFFICIAL COPY*****Township of Northfield***

October 20, 2005

Lyuba Gonchar  
Top Lane Condominium Association  
1506 Topp Lane  
Glenview, IL 60025

Dear Ms Gonchar:

Recently my office became aware of a serious error that was made by the developer of your condominium building. It is the practice of the Cook County Assessor to appraise living dwellings based on size. The percentage of ownership in condominium buildings should be directly based on the percent of square footage each unit is to the whole. However, it has come to our attention that this is not true in the case of the Topp Lane Condominiums.

Cook County does not view basements as legitimate living areas. To assign the basement square footage at the same rate as upstairs is not appropriate. Some accommodations should be made for the fact that unit one's percent of ownership assumes that they have 2330 of above ground living space.

I urge you to recalculate the percent of ownership based on above ground living space and refile your declaration papers with the Cook County Recorder of Deeds.

Sincerely,

Patricia K. Damisch  
Northfield Township Assessor  
Office 847-724-8300



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## PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

**PARCEL 1: UNIT 1 IN THE 1506 TOPP LANE CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 2 IN A. J. TOPP, SR. OWNER'S SUBDIVISION OF THE NORTH 121 FEET OF THE NORTH 5 ACRES OF A 10 ACRE LOT LYING IN THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF COUNTRY ROAD, IN COOK COUNTY, ILLINOIS,**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED JUNE 16, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0316732052, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 3 AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.**

**COMMONLY KNOWN AS: 1506 TOPP LANE, UNIT 1, GLENVIEW, IL 80025**

**P.I.N. 04-26-409-044-1001**

Cook County Clerk's Office

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**EXHIBIT "A"****LEGAL DESCRIPTION**

Parcel 1: Unit 2 in the 1506 Topp Lane Condominium, as depicted on the Plat of Survey of the following described real estate:

Lot 2 in A.J. Topp Sr. Owner's Subdivision of the North 121 feet of the North 5 acres of a 10 acre Lot lying in the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 42 North, Range 12 East of the Third Principal Meridian, lying East of Country Road, in Cook County, Illinois,

which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded June 16, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 03-16732952, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County Illinois.

Parcel 2: The exclusive right to the parking space number P-2, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 2 as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

"Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and, grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein."

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0603210020 Page 3 of 4

**EXHIBIT "A"****LEGAL DESCRIPTION**

Parcel 1: Unit 3 in the 1506 Topp Lane Condominium, as depicted on the Plat of Survey of the following described real estate:

Lot 2 in A.J. Topp Sr. Owner's Subdivision of the North 121 feet of the North 5 acres of a 10 acre Lot lying in the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 42 North, Range 12 East of the Third Principal Meridian, lying East of Country Road, in Cook County, Illinois,

which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded June \_\_\_\_\_, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 063-\_\_\_\_\_, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the parking space number P-3, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit 3 as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Cook County Clerk's Office

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**PERMANENT INDEX NUMBER:**

04-26-409-044-1004

**PROPERTY COMMONLY KNOWN AS:**

1506 Topp Lane, #4  
Glenview, IL 60025

**LEGAL DESCRIPTION:**

**PARCEL I:** Unit 4 in the 1506 Topp Lane Condominium as delineated and defined on a plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 2 in A.J. Topp Sr., Owner's Subdivision of the North 121.00 feet of the North 5 acres of a 10 acre lot lying in the Northeast corner of the Southwest quarter of the Southeast quarter of Section 26, Township 42 North, Range 12, East of the Third Principal Meridian, lying East of Country Road, in Cook County, Illinois,

which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for 1506 Topp Lane Condominium and Declaration of By-Laws for 1506 Topp Lane Condominium Association, made by Jan Pruszyński and Anna Pruszyński dated June 14, 2001 and recorded June 16, 2003 as Document Number 0316732052, and as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**PARCEL II:** The exclusive right to Parking Space Number P-4, a limited common element ("LCE"), as delineated on the plat of survey and the rights and easements for the benefit of Unit 4 as are set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for 1506 Topp Lane Condominium and Declaration of By-Laws for 1506 Topp Lane Condominium Association, made by Jan Pruszyński and Anna Pruszyński dated June 14, 2001 and recorded June 16, 2003 as Document Number 0316732052, and as may be amended from time to time, in Cook County, Illinois.