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0809131103

THIS INSTRUMENT PREPARED BY:
AFTER RECORDING RETURN TO:

Doc#: 0809131103 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2008 03:18 PM Pg: 1 of 3

Gerald L. Berlin
1529 South State Street
Suite PH-1
Chicago, IL 60605

SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1100 WEST LELAND CONDOMINIUMS

This Special Amendment is made by and entered into by NEW LELAND DEVELOPMENT, LLC, an Illinois limited liability company ("Declarant").

RECITALS:

The Declarant Recorded the Declaration of Condominium Ownership for **1100 WEST LELAND CONDOMINIUMS** (the "Declaration") on July 26, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0720715109. The Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Declaration.

In Article 28(i) of the Declaration, Declarant reserved the right and power to execute a Special Amendment to the Declaration to comply with requirements of the Federal National Mortgage Association and other regulatory institutions.

Declarant desires to exercise the right and power reserved in Article 28(i) of the Declaration to comply with a change in such regulations promulgated after the date of the Declaration.

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

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

2. Paragraph 18(12) is hereby deleted and replaced with the following.

(12) Any provisions that expressly benefit First Mortgagees, insurers or guarantors or FHLMC, FNMA, HUD, FHA or VA.

The approval of First Mortgagees shall be implied when such Mortgagee fails to submit a response to any written proposal for an amendment within 60 days after it receives proper notice of the proposal, delivered by certified or registered mail, with a "return receipt" requested. Any amendment, change or modification shall conform to the provisions of the Act, and shall be effective upon the recordation thereof. No change, modification or amendment which affects the rights, privileges or obligations of the Declarant or the Developer shall be effective without the prior written consent of the Declarant or the Developer. The By-Laws may be amended in accordance with the provisions of Article XII thereof.

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3. Continuation. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed.
March 12, 2008

NEW LELAND DEVELOPMENT, LLC by

By _____
Mihai Chezan, Manager

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LEGAL DESCRIPTION

PARCEL 1:

LOT 14 IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, IN WILLIAM DEERRING SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 170 IN THE WILLIAM DEERING SURRENDEN SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOT 15, IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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