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Cook County Recorder of Deeds
Date: 08/13/2008 03:34 PM Pg: 1 of 5

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
COPPERFIELD OF BRONZEVILLE CONDOMINIUMS

This First Amendment to the Declaration of Condominium Ownership for the **COPPERFIELD OF BRONZEVILLE CONDOMINIUM** dated June 19, 2006 and recorded with the Cook County Recorder of Deeds on June 23, 2006 as Document Number 0617444129 ("Declaration"), is executed by **FORRESTVILLE INVESTMENT LLC**, an Illinois limited liability company (hereinafter referred to as the "Declarant");

WITNESSETH:

WHEREAS, the real estate described on Exhibit A attached hereto, which, located in the County of Cook and State of Illinois ("Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration;

WHEREAS, pursuant to the Act, as amended, in Article XIX of the Declaration, the Declarant reserved the right to amend the Declaration to comply with the requirements of the Federal National Mortgage Association; and

WHEREAS, the Declarant desires to amend the Declaration to induce such agency to make, purchase or sell mortgages covering condominium units within the Submitted Parcel by

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bringing the Declaration in compliance with the requirements of the Federal National Mortgage Association; and

WHEREAS, under Article XIX of the Declaration, the Declarant reserved unto itself a right to amend the Declaration pursuant to Section 27 of the Act.

NOW, THEREFORE, **FORRESTVILLE INVESTMENT LLC**, an Illinois limited liability company, as the Declarant, for the purposes above set forth hereby declares that the Declaration is amended as follows:

1. The Recitals hereinabove set forth are incorporated herein by reference.

2. That Article VI, Section 6 of the Declaration, be modified by striking the sentence contained therein and in lieu thereof provide as follows:

“The Board of Managers shall notify, by timely written notice, all Unit Owners and mortgagees and guarantors of the mortgage of any Unit in the Building concerning the lapse, cancellation, material modification of any insurance policy maintained by the Association for fire, hazard, public liability or property damage insurance.”

3. That Article X of the Declaration be modified by adding a new Section 4 to the Declaration, as follows:

“4. Notice. The Board of Managers shall notify, by timely written notice, all Unit Owners and mortgagees and guarantors of the mortgage of any Unit in the Building of any condemnation or casualty loss that affects either a material portion of the Property or the Unit securing its mortgage.”

4. That Article XI of the Declaration be modified by adding a new Section 3 to the Declaration, as follows:

“3. Notice. The Board of Managers shall notify, by timely written notice, all Unit Owners and mortgagees and guarantors of the mortgage of any Unit in the Building of any condemnation that affects either a material portion Building or the Unit securing its mortgage.”

5. That ARTICLE XVI of the Declaration be modified by adding a new sentence at the end of Section 8, as follows:

“The Board of Managers must give the mortgagee and guarantor of the mortgage on any Unit in the Building timely written notice of any sixty (60) day delinquency in the payment of assessments or charges owed by the Unit Owner of any Unit on which the mortgagee holds the mortgage.”

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6. That Article XIX, Section 1 of the Declaration, be modified by striking the sentence contained therein and in lieu thereof providing as follows:

“The holder of any duly recorded mortgage or trust deed against any Unit or guarantor thereof shall be given a copy of any and all notices permitted or required by this Declaration to be given to the Unit Owner whose unit ownership is subject to such mortgage or trust deed. It is further provided that any action to terminate the legal status of the Property after substantial destruction or condemnation or for other reasons to be agreed by mortgagees is subject to the approval by the mortgagees that represent at least 51% of the votes of the Unit Owners that are subject to mortgages or trust deeds.”

7. That after the phrase in the fifth line of Article XIX, Section 6 of the Declaration, that reads: “. . . the approval of any mortgagees required under the provisions of the condominium instruments,” shall be added the following phrase:

“(except if the amendment is of a material adverse nature to mortgagees then the approval by mortgagees that represent at least 51% of the votes of all Unit Owners that are subject to mortgages shall be required) . . .”

8. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Second Amendment and the Declaration, this Second Amendment shall control.

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EXHIBIT "A"

TO THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE COPPERFIELD OF BRONZEVILLE CONDOMINIUM

UNIT(S) 4351-G, 4351-1, 4351-2, 4351-3, 534-G, 534-1, 534-2, 534-3, 536-G, 536-1, 536-2, 536-3, 538-G, 540-G, 542-G, 544-G, 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, AND P-26 IN THE COPPERFIELD OF BRONZEVILLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 1, 2, AND 3 AND THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 1, 2, AND 3 IN GEORGE C. WATT'S SUBDIVISION OF LOTS 13 TO 16, BOTH INCLUSIVE, IN WOLFF'S RESUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4 AND 5 IN THE SUBDIVISION OF LOTS 17 TO 20 IN WOLFF'S RESUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 534-44 E. 44TH ST., 4351 S. FORRESTVILLE AVE, CHICAGO, IL 60619

P. I. N. 20-03-402-018-0000, 20-03-402-019-0000, 20-03-402-020-0000,
20-03-402-021-0000, 20-03-402-022-0000