

# UNOFFICIAL COPY



This instrument was prepared by  
and after recording mail to:  
Jason Erlich  
Kluever & Platt, LLC  
65 East Wacker Place, Suite 2300  
Chicago, Illinois 60601

Doc#: 0823129006 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2008 09:44 AM Pg: 1 of 4

## SPECIAL AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF 3823 NORTH ASHLAND CONDOMINIUMS

This Special Amendment to that certain Declaration of Condominium Ownership for the 3823 North Ashland Condominium, recorded with the Recorder of Deeds of Cook County, Illinois on November 28, 2007 as Document No. 073322072 (the "Declaration"), is executed by 3823 Ashland Development Corporation, an Illinois corporation, (hereinafter referred to as "Declarant").

### WITNESSETH

**WHEREAS**, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration;

**WHEREAS**, pursuant to Article 14.13 of the Declaration, the Declarant reserved certain rights including by no way of limitation the right to record a special amendment to amend the Declaration to comply with the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public, or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, or (ii) to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering Unit Ownerships; and

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**WHEREAS**, the Declarant desires to amend the Declaration as it relates to the period of time for First Mortgagee to give consent when required under the terms of the Declaration.

**NOW, THEREFORE**, the Declarant, for the reasons and purposes above set forth, hereby declares that the Declaration is amended as follows:

1. Article 11(h) of the Declaration is hereby amended by deleting the number “thirty (30)” and substituting in lieu thereof the number “sixty (60)”.

2. All the unit owners and mortgage holders, by the Declarant, hereby consent to this Special Amendment to the Declaration pursuant to the powers set forth in Article 14.13 of the Declaration.

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

[INTENTIONALLY LEFT BLANK, SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, 3823 NORTH ASHLAND DEVELOPMENT CORPORATION, has caused its name to be signed to this instrument this 15<sup>th</sup> day of August, 2008.

3823 ASHLAND DEVELOPMENT CORPORATION, an Illinois Corporation

By: *Pat O'Donnell* (myself)  
Its: Authorized Signatory

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

I, *Eileen Kelly*, a Notary Public in and for County and State aforesaid, do hereby certify that Pat O'Donnell as an authorized signatory of 3823 Ashland Development Corporation, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of August, 2008.

*Eileen Kelly*  
Notary Public

My Commission Expires: *03/10/2012*



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 17 AND 18 IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING WITHIN THE WEST 50 FEET OF SECTION 20 AFORESAID TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE), IN COOK COUNTY, ILLINOIS.

P.I.N.S: 14-20-105-014-0000  
14-20-105-015-0000

COMMONLY KNOWN AS: 3823 N. ASHLAND AVENUE  
CHICAGO, IL 60613