

# UNOFFICIAL COPY

SPECIAL AMENDMENT TO:



**DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND OF  
BY-LAWS, EASEMENTS,  
RESTRICTIONS AND  
COVENANTS FOR THE  
BALLARD POINTE OF NILES  
CONDOMINIUM ASSOCIATION**

Doc#: 0824918031 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2008 11:48 AM Pg: 1 of 3

**THIS SPECIAL AMENDMENT TO** the Declaration of Condominium Ownership and of By-Laws, Easements, Restrictions and Covenants for the Ballard Pointe of Niles Condominium Association is made and entered into by Ballard Pointe, LLC, an Illinois limited liability company (the "Developer" and "Declarant" as defined in the Declaration of Condominium).

**WITNESSETH:**

**WHEREAS**, by a Declaration of Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on November 28, 2007, as Document Number 0733215087 and by a First Amendment to the Declaration recorded in the office of the Cook County Recorder of Deeds on August 25, 2008 as Document Number 0823831023 the Declarant thereunder submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

**WHEREAS**, Article IV, Paragraph 7 and Article XIX, Paragraph 6 of the Declaration reserves to the Declarant the right and power to record a special amendment to the Declaration to amend the Declaration to comply with requirements of 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 and to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages encumbering any Unit.

**NOW THEREFORE**, the Declarant and Developer, for the purposes above set forth, **DECLARES AS FOLLOWS:**

THIS INSTRUMENT PREPARED  
BY AND AFTER RECORDING  
MAIL TO:

KOLPAK AND LERNER  
6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714  
(847) 647-0336

PROPERTY ADDRESS AND P.I.N.

8120 W. PARK AVENUE  
NILES, IL 60714

P.I.N. 09-14-404-014-0000

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1. The terms and conditions of Article IX, Paragraph 1 entitled "Sale or Lease" shall be and are hereby deleted in their entirety so as to eliminate the Board's right of first refusal or option to purchase a Unit offered by such Unit Owner for sale or lease; except that the terms and conditions of Article IX, Paragraph 1 that state:

"The provisions of the Act, the Declaration, Bylaws, other Condominium Instruments and rules and regulations that relate to the use of the individual Unit or the Common Elements shall be applicable to any person leasing a Unit and shall be deemed to be incorporated in any lease."

shall remain in full force and effect.

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

**IN WITNESS WHEREOF, BALLARD POINTE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, as Declarant as aforesaid has caused its name to be signed in these presents by its duly authorized Manager this 19th day of August 2008.

**BALLARD POINTE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,**

BY: Jack Wojtkowski  
Its duly authorized Member or Manager

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JACK WOJTKOWSKI the duly authorized Member or Manager of the Ballard Pointe, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and signed and delivered as his/her own free and voluntary act and the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of August 2008.

JoAnne Stanislawski  
Notary Public

"OFFICIAL SEAL"  
JoAnne Stanislawski  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/25/2012

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## LEGAL DESCRIPTION RIDER

UNITS: 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 and 408 IN BALLARD POINTE OF NILES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Lot 1 in Ballard Pointe Consolidation of lands in the South East  $\frac{1}{4}$  of the South East  $\frac{1}{4}$  of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded March 9, 2007 as Document No. 0706815046, in Cook County, Illinois.

Commonly known as:

**8120 W. PARK AVENUE, NILES, IL 60714**

PERMANENT REAL ESTATE INDEX NUMBERS:

**09-14-404-014-0000**

Property of Cook County Clerk's Office