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Doc#: 0905518016 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2009 10:56 AM Pg: 1 of 4

After recording return to:

Ramsen Isaac & Associates LLC
7358 N. Lincoln Ave.
Ste. 190
Lincolnwood, IL 60712

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 6018 NORTH ROCKWELL CONDOMINIUMS

This First Amendment to Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions and Easements Pursuant to the Condominium Property Act (the "Act") for **6018 North Rockwell Condominiums** is executed and delivered this 19TH day of February, 2009 by **ARCADIA CONDOMINIUM CORPORATION**, as the Developer of **6018 North Rockwell Condominiums** (the "Developer").

- A. WHEREAS the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for **6018 North Rockwell Condominiums** (the "Declaration") was recorded on April 10, 2007 as document number **0710015107**.
- B. WHEREAS the Declaration provides in Article 24 thereof, that the Declaration may be amended by the Developer before the first association meeting.

NOW, THEREFORE, the Declaration, specifically Paragraph 7 is modified as follows:

"7. Sale or Other Alienation.

(a) Any Unit Owner who desires to sell his Unit or any interest therein to any person may do so without the approval of the Association.

(b) Any Unit Owner who wishes to make a gift of his Unit or any interest therein, or who wishes to transfer his Unit or any interest therein for a consideration other than cash, or notes (secured or unsecured) of such transferee, or the assumption of an existing indebtedness, to any

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person or persons who would not be heirs-at-law of the Unit Owner under the Rules of Descent

of the State of Illinois were he or she to die within sixty (60) days prior to the contemplated date

of such gift or other transfer, may do so without the approval of the Association.

(c) Reserved.

(d) Reserved.


(e) Reserved.

(f) In the event any Unit Owner shall default in the payment of any monies required to be paid under the provisions of any mortgage or trust deed against his Unit, the Association shall have the right to cure such default by paying the amount so owing to the party entitled thereto and shall thereupon have a lien therefor against such Unit, which lien may be perfected and foreclosed in the manner provided in Section 9 of the Act with respect to liens for failure to pay a share of the common expenses.

(g) In the event a Unit Owner leases a Unit owned by him, a copy of the executed lease and a copy of any sublease or assignment of lease, as and when executed, shall be furnished by such lessor, sub-lessor or assignor to the Association, and the lessee, sub-lessee or assignee thereunder shall be bound by and be subject to all of the obligations of the owner with respect to such Unit as provided in this Declaration, and the lease, sublease or assignment shall expressly so provide. The person making any such lease, sublease or assignment shall not be relieved thereby from any of his obligations hereunder.”

IN WITNESS WHEREOF, the undersigned has executed and delivered this First Amendment to Declaration as of the day and year first above written.

6018 NORTH ROCKWELL CONDOMINIUMS

By: 
Arcadia Condominium Corp., Developer
By Peter Sterniuk its President

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State of Illinois

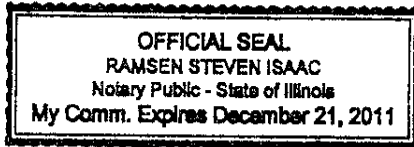
SS.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Sterniuk, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2/19/09

[Handwritten Signature]



This instrument was prepared by
Ramsen Isaac & Associates, LLC 7358 N. Lincoln Ave., Ste. 190, Lincolnwood, IL
60712

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PIN: 13-01-227-034-0000

LOT 13 IN BLOCK 4 IN E. J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A
SUBDIVISION OF THE EAST 20 ACRES OF THE EAST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ ACTUAL
 $\frac{1}{2}$ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

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