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# EXHIBIT

ATTACHED TO

09114079

DOCUMENT NUMBER

SEE PLAT BOOK

11-29-1999

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FIFTH AMENDMENT  
TO:

9275/0003 03 001 Page 1 of 17  
1999-11-29 08:58:51  
Cook County Recorder 103.00

DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND  
OF EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND  
BY-LAWS FOR THE  
WOLCOTT VILLAGE  
OF RAVENSWOOD  
CONDOMINIUM  
ASSOCIATION



09114079

EXHIBIT ATTACHED

THIS FIFTH AMENDMENT TO the Declaration of Condominium Ownership and of Easements, Covenants and By-Laws For the Wolcott Village of Ravenswood Condominium Association is made and entered by A & J DEVELOPMENT GROUP, INC., an Illinois corporation (successor in interest to FIRST BANK and TRUST COMPANY OF ILLINOIS, an Illinois Banking Corporation, as Trustee under Trust Agreement dated June 30, 1997 and known as Trust No. 10-2136).

WITNESSETH:

WHEREAS, by a Declaration of Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on November , 1998, as Document Number 08040592; by a First Amendment to the Declaration recorded on January 6, 1999, as Document Number 99009181; by a Second Amendment to the Declaration recorded on March 30, 1999 as Document Number 99306425, by a Third Amendment to the Declaration recorded on August 18, 1999 as Document Number 99790496; and by a Fourth Amendment to the Declaration recorded on September 28, 1999 as Document Number 99916388 the Declarant thereunder submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act");

WHEREAS, A & J DEVELOPMENT GROUP, INC., an Illinois corporation, is the successor in interest to FIRST BANK and TRUST COMPANY OF ILLINOIS, an Illinois Banking Corporation, as Trustee under Trust Agreement dated June 30, 1997 and known as Trust No. 10-2136; and

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

PAUL A. KOLPAK  
KOLPAK & LERNER  
6767 N. MILWAUKEE AVE. SUITE 202  
NILES, IL 60714

PROPERTY ADDRESS AND P.I.N.

4901-4957 NORTH WOLCOTT  
CHICAGO, ILLINOIS 60640

P.I.N. 14-07-418-001-0000

RECORDING FEE \$ 103.00  
DATE 11/29/99 COPIES 6  
OK JIM Mega

**WHEREAS**, the Declaration reserves to the Developer (as defined in the Declaration) the right to annex and add to the Parcel and Property (as defined in the Declaration) and thereby add to the condominium created by the Declaration all or any portion of the land described at "Exhibit D" to the Declaration; and

**WHEREAS**, the Developer now desires to so annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration certain real estate (the "Additional Parcel") described in the Amended Exhibit "A" attached hereto.

**NOW THEREFORE**, A & J Development Group, Inc. an Illinois corporation, successor in interest to First Bank and Trust Company of Illinois as Trustee as aforesaid, as the legal holder of the Parcel, as the Developer and for the purpose above set forth, **DECLARES AS FOLLOWS**:

1. The Additional Parcel is hereby annexed to the Parcel and Property as defined in the Declaration and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with and governed in all respects by the terms and provisions of the Declaration.

2. Exhibit "A" of the Declaration is hereby amended by substituting therefore the Amended Exhibit "A" attached hereto which consists of the legal description of the land already submitted to the provisions of the Act to include the additional land being annexed and a separate legal description of such addition.

3. Exhibit "B" of the Declaration is hereby amended by adding thereto the Amended Exhibit "B" attached hereto which consists of a Plat of Survey showing the boundaries of such additional land and of the entire Parcel as amended.

4. Exhibit "C" of the Declaration is hereby amended by substituting therefore the Amended Exhibit "C" attached hereto. The percentage of ownership in the common elements for each Unit is hereby amended to the percentages set forth in the Amended Exhibit "C".

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

**IN WITNESS WHEREOF**, A & J DEVELOPMENT GROUP, INC., an Illinois corporation, (successor in interest to FIRST BANK and TRUST COMPANY OF ILLINOIS, an Illinois Banking Corporation, as Trustee under Trust Agreement dated June 30, 1997 and known as Trust No. 10-2136) has caused its name to be signed in these presents by its President and attested by its Secretary this 14 day of November, 1999.

A & J DEVELOPMENT GROUP, INC.

  
BY: JACOB BLETNITSKY, President

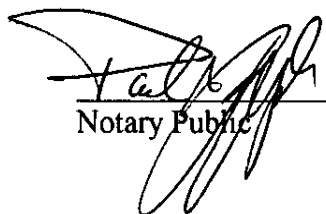
ATTEST:

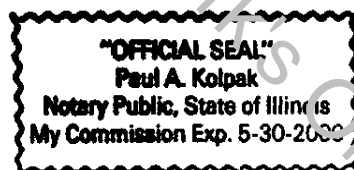
  
ALEX VAISMAN, Secretary

State of Illinois )  
 ) ss  
County of Cook )

I, Paul A. Kolpak, a Notary Public in and for the County and State aforesaid, do hereby certify that Jacob Bleznitsky, President and Alex Waisman, Secretary of A & J Development Group, Inc., and known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth and on oath stated that they are authorized to execute these presents and in fact executed these presents on behalf of the corporation.

GIVEN under my hand and Notarial Seal this 24 day of November, 1999.

  
Notary Public



CONSENT OF MORTGAGEE

Brickyard Bank, holder of a Mortgage on the Property dated December 2, 1998 and recorded January 1, 1999 as Document Number 99064468, hereby consents to the execution and recording of the within Fifth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Wolcott Village of Ravenswood Condominium Association.

IN WITNESS WHEREOF, Brickyard Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Lincolnwood, Illinois on this 24 day of November, 1999.

Brickyard Bank

By: Eugene Terlan

Its: V.P.

ATTEST:

By: \_\_\_\_\_

Its: \_\_\_\_\_

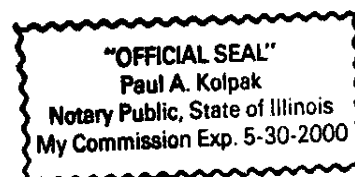
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that EUGENE TERLAN

appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as HIS free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24 day of November, 1999.

Paul A. Kolpak  
Notary Public



**AMENDED EXHIBIT A**

**Exhibit "A" of the Declaration is hereby amended by substituting therefore this Amended Exhibit "A" which consists of the legal description of the land already submitted to the provisions of the Act and includes the additional land being annexed; and a separate legal description of such addition.**

**LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID POINT BEING NORTH 0.00 DEGREES EAST, A DISTANCE OF 305.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90.00 DEGREES EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 0.00 DEGREES EAST, A DISTANCE OF 260 FEET; THENCE NORTH 90 DEGREES WEST, A DISTANCE OF 110 FEET TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 0.00 DEGREES EAST, 260 FEET TO THE PLACE OF THE BEGINNING IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING NORTH 0.00 DEGREES EAST A DISTANCE OF 305.00 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6; THENCE NORTH 90.00 DEGREES EAST A DISTANCE OF 110 FEET; THENCE SOUTH 0.00 DEGREES EAST A DISTANCE OF 240 FEET; THENCE NORTH 90.00 DEGREES WEST A DISTANCE OF 110 FEET TO THE WEST LINE OF SAID TRACT, THENCE NORTH 0.00 DEGREES EAST 240.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

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THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE VACATED ALLEY; THENCE SOUTH 0.00 DEGREES 00' 05" WEST ALONG THE EAST LINE OF SAID VACATED ALLEY 626.43 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE NORTH 89.00 DEGREES 45' 29" EAST, ALONG THE SOUTH LINE OF SAID VACATED ALLEY AND ALONG THE SOUTH LINE OF LOT 6, 54.00 FEET; THENCE NORTH 0.00 DEGREES 00' 05" EAST, 37.00 FEET; THENCE SOUTH 89.00 DEGREES 59' 55" EAST, 21.00 FEET; THENCE NORTH 0.00 DEGREES 00' 05" EAST, 552.42 FEET; THENCE NORTH 89.00 DEGREES 59' 55" WEST, 21.00 FEET; THENCE NORTH 0.00 DEGREES 00' 05" EAST, 37.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89.00 DEGREES 45' 35" ALONG THE NORTH LINE OF SAID LOT 1 AND VACATED ALLEY 54.00 FEET, MORE OR LESS, TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING NORTH 0.00 DEGREES EAST, A DISTANCE OF 565.00 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 132.00 FEET; THENCE NORTH 0.00 DEGREES EAST, 22.77 FEET; THENCE NORTH 90 DEGREES EAST, 20.00 FEET, TO THE EXTENSION OF A LINE 54.00 FEET WEST OF THE EAST LINE OF SAID TRACT, SAID LINE BEING A PART OF RECORDED DOCUMENT NO. 99306425; THENCE NORTH 0.00 DEGREES EAST ALONG SAID LINE AND EXTENSION THEREOF 38.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 45 MINUTES, 35 SECONDS WEST, 152.00 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 0.00 DEGREES EAST, 61.42 FEET ALONG THE WEST LINE OF SAID TRACT TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS



**PARCEL 5:**

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND' S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING NORTH 0.00 DEGREES EAST, A DISTANCE OF 565.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90.00 DEGREES EAST, A DISTANCE OF 110.00 FEET FROM THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 90.00 DEGREES EAST, 22.00 FEET; THENCE NORTH 0.00 DEGREES EAST, 22.77 FEET; THENCE NORTH 90.00 DEGREES EAST, 20.00 FEET, TO THE EXTENSION OF A LINE 54.00 FEET WEST OF THE EAST LINE OF SAID TRACT, SAID LINE BEING A PART OF RECORDED DOCUMENT NO., 99306425; THENCE NORTH 0.00 DEGREES-0.00 MINUTES-05.00 SECONDS EAST ALONG THE EXTENSION OF SAID LINE, 1.00 FEET; THENCE SOUTH 89.00 DEGREES-59 MINUTES-55 SECONDS WEST, 21 FEET; THENCE SOUTH 0.00 DEGREES-0.00 MINUTES-0.05 SECONDS WEST, 126 FEET; THENCE NORTH 90.00 DEGREES WEST, 18.75 FEET; THENCE NORTH 00.00 DEGREES EAST, 4.73 FEET; THENCE NORTH 90.00 DEGREES WEST, 44.25 FEET TO THE EAST LINE OF THE WEST 110.00 FEET; THENCE NORTH 0.00 EAST, ALONG SAID LINE 97.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

**PARCEL 6:**

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND' S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID TRACT; SAID POINT BEING NORTH 0.00 DEGREES EAST, A DISTANCE OF 565.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90.00 DEGREES EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 0.00 DEGREES EAST, 97.50 FEET FOR THE PLACE OF BEGINNING, BEING THE SOUTH WEST CORNER OF A TRACT OF LAND RECORDED AS DOCUMENT NO 99916388; THENCE CONTINUING SOUTH 0.00 DEGREES EAST, 120.00 FEET; THENCE NORTH 90.00 DEGREES EAST, 44.25 FEET; THENCE SOUTH 0.00 DEGREES EAST, 4.73 FEET; THENCE NORTH 90.00 DEGREES EAST, 18.75 FEET TO THE WEST LINE OF A TRACT RECORDED AS DOCUMENT NO. 99306425; THENCE



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NORTH 0.00 DEGREES, 00 MINUTES AND 05 SECONDS EAST, ALONG SAID LINE 120.00 FEET TO THE SOUTH EAST CORNER OF SAID TRACT OF LAND RECORDED AS DOCUMENT NO. 99916388; THENCE WEST, NORTH, AND WEST ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 90.00 DEGREES WEST, 18.75 FEET; THENCE NORTH 0.00 DEGREES EAST, 4.73 FEET; THENCE NORTH 90.00 DEGREES WEST, 44.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 4901 - 4957 N. WOLCOTT, CHICAGO, IL

P.I.N.: 14-07-418-001-0000

THE ADDITIONAL LAND BEING ANNEXED CONSISTS OF PARCEL 6

Property of Cook County Clerk's Office

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**09114079**

**FIFTH AMENDED EXHIBIT C**

**PERCENTAGE INTEREST IN COMMON ELEMENTS OF  
WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM ASSOCIATION**

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UNIT NO.    % INTEREST

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| 4909-GB | 0.7813% |
| 4909-1A | 0.8335% |
| 4909-2A | 0.8508% |
| 4909-3A | 0.8682% |
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| 4909-2B | 1.1376% |
| 4909-3B | 1.1550% |
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| 4915-1B | 1.0942% |
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| 4915-3B | 1.1550% |
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| 4921-1A | 1.0942% |
| 4921-2A | 1.1116% |
| 4921-3A | 1.1290% |
| 4921-1B | 0.8335% |
| 4921-2B | 0.8508% |
| 4921-3B | 0.8682% |
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| 4925-3A | 1.1290% |
| 4925-1B | 0.8335% |
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| 4933-2A | 0.8508% |
| 4933-3A | 0.8682% |
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| 4933-3B | 1.1290% |
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| 4935-1B | 0.9204% |
| 4935-2B | 0.9377% |
| 4935-3B | 0.9551% |
| 4939-GB | 0.7813% |
| 4939-1A | 1.0942% |
| 4939-2A | 1.1116% |
| 4939-3A | 1.1290% |
| 4939-1B | 1.0942% |
| 4939-2B | 1.1116% |
| 4939-3B | 1.1290% |
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| 4941-2A | 1.1550% |
| 4941-3A | 1.1724% |

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| 4945-2A | 1.1116%     |
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| 4945-2B | 1.1116%     |
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EXHIBIT ATTACHED

Property of Cook County Clerk's Office