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Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
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Prepared By:

Gregg A. Garofalo
GAROFALO & THIERSCH, P.C.
150 N. Wacker Drive, Suite 2020
Chicago, Illinois 60606

After recording mail to:

Gregg A. Garofalo
GAROFALO & THIERSCH, P.C.
150 N. Wacker Drive, Suite 2020
Chicago, Illinois 60606

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND
BY-LAWS EASEMENTS, RESTRICTIONS AND COVENANTS FOR BAYPOINT
CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR BAYPOINT CONDOMINIUM ASSOCIATION is made and entered into by the Unit Owners and 3169 N. Lincoln Corporation, an Illinois corporation, this 1st day of July, 2009.

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for 3169 N. LINCOLN CORPORATION ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 97318783 by 3169 N. Lincoln Corporation, an Illinois corporation ("Declarant"), submitted certain real estate (the "Property") to the provisions of the Declaration of said development being known as Baypoint Condominiums a (the "Development"); and

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WHEREAS, the Unit owners and Baypoint Condominium Association hold legal title to the real estate situated in the City of Chicago, Cook County, Illinois, legally described as follows:

UNITS 201, 202, 203, 204, 301, 302, 303, AND 304 IN THE BAYPOINT CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 1 IN BAYPOINT CONDOMINIUM SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97318782.

COMMONLY KNOWN AS: 3175 N. LINCOLN AVENUE, CHICAGO, ILLINOIS

UNIT 201	PIN 14-29-100-042-1001
UNIT 202	PIN 14-29-100-042-1002
UNIT 203	PIN 14-29-100-042-1003
UNIT 204	PIN 14-29-100-042-1004
UNIT 301	PIN 14-29-100-042-1005
UNIT 302	PIN 14-29-100-042-1006
UNIT 303	PIN 14-29-100-042-1007
UNIT 304	PIN 14-29-100-042-1008

WHEREAS, by Section 5 of Article XIX of the Declaration, the Declaration may be amended by an instrument in writing setting forth such amendment which is signed and acknowledged by all members of the Board, at least three-fourths (3/4) of the Residential Unit Owners, the Commercial Unit Owner, and approval of any mortgagees of any Unit required under pursuant the Condominium Instruments; and

WHEREAS, by Section 1 of the Article XIX approval of mortgagees is not required for the adoption of an amendment to the Declaration which does not change the undivided interests of the Units in the Common Elements; and;

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NOW, THEREFORE, the Unit Owners, for the purposes above set forth, DECLARES AS FOLLOWS:

1. The Declaration is hereby amended by deleting Article IX in its entirety and in place thereof inserts the following as Article IX:

ARTICLE IX

SALE, LEASING OR OTHER ALIENATION

1. Sale or Lease. Any Unit Owner, other than the Declarant, who wishes to sell or lease its Unit, or any owner of the beneficial interest in a Unit who wishes to sell or assign said beneficial interest or any lessee of any Unit wishing to assign such lease or sublease such Unit, shall give to the Board, not less than sixty (60) days' prior to the contemplated closing of such sale, assignment, commencement of such lease or sublease, or effective date of such assignment, the name, and address, of the proposed purchaser, assignee, lessee, sublessee or assignee, and such other information concerning the proposed purchaser, assignee, lessee, sublessee or assignee as the Board may reasonably require.
2. Gift. Any Unit Owner, other than the Declarant, who wishes to make a gift of its Unit or any interest therein, shall give to the Board, not less than sixty (60) days' prior to the contemplated effective date of such gift, written notice of its intent to make such gift, together with the name, address, of the intended donee and such other information concerning the intended donee as the Board may reasonably require.
3. Devise. In the event any Unit Owner dies leaving a will devising his or her Unit or any interest therein to any Person or Persons not heirs-at-law of the deceased Unit Owner under the Rules of Descent of the State of Illinois, and said will is admitted to probate, the name and address of the heirs at law, devisees, and or administrator shall be provided to the board by the individual(s) that may have said information.
4. Judicial and Execution Sales. In the event any Unit or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale), the Person acquiring title through such a sale shall give to the Board, not less than sixty (60) days' prior to taking possession of such Unit, written notice of its intent to take possession of such Unit, together with such Person's name, address, and such other information concerning such Person as the Board may reasonably require.

2. In all other respects, the Unit Owners and Baypoint Condominium Association confirm the Declaration reserving their right to further amend the Declaration and any amendments thereto.

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IN WITNESS WHEREOF, Unit Owners and Baypoint Condominium Association have caused this instrument to be executed the day and year first above written.

BAYPOINT CONDOMINIUM ASSOCIATION

Jill A. Tomasi

By: Jill A. Tomasi
Its: President

Frank J. Gogliotti

Attest:
By: Frank J. Gogliotti
Its: Secretary

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jill A. Tomasi is personally known to me to be the President and Frank J. Gogliotti to be the Secretary respectively of the corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, respectively, and signed and delivered the said instrument as President and Secretary, respectively, of said corporation, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of July, 2009.

Alexandra M. Muniz

Notary Public


Commission expires: 8/28/2012



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Property of Cook County Clerk's Office

UNIT OWNER(S) OF UNIT 201



Thomas J. Witt

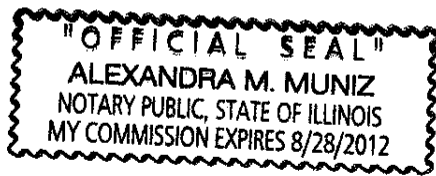
State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. Witt is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of July, 2009.



Notary Public

Commission expires: 8/28/2012



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UNIT OWNER(S) OF UNIT 202



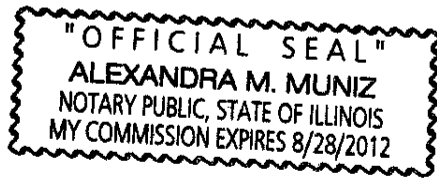
Penelope R. Sullivan

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Penelope Sullivan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this ^{6th} day of July, 2009.


Notary Public

Commission expires: 8/28/2012



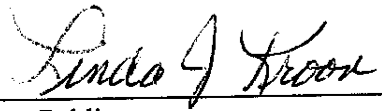
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UNIT OWNER(S) OF UNIT 203

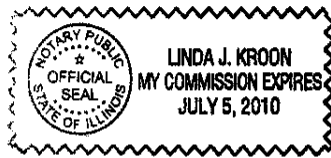

Daniel Riffe

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Riffe, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 7 day of July, 2009.

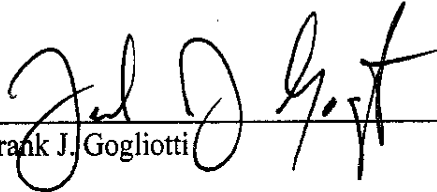

Notary Public

Commission expires: 7-5-2010



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UNIT OWNER(S) OF UNIT 204

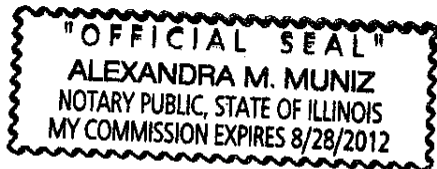
Frank J. Gogliotti 

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank J. Gogliotti, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of JULY, 2009.


Notary Public

Commission expires: 8/28/2012



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UNIT OWNER(S) OF UNIT 301

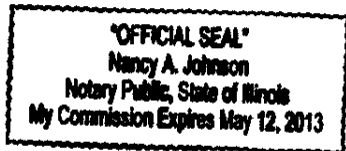
Brian J. Haggerty
Brian Haggerty

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Haggerty, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of July, 2009.

Nancy A. Johnson
Notary Public

Commission expires: 5/12/2013



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UNIT OWNER(S) OF UNIT 302

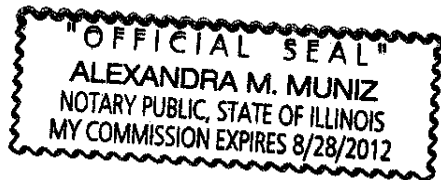
Ashley Fullman
Ashley Fullman

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ashley Fullman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of July, 2009.

Alexandra M. Muniz
Notary Public

Commission expires: 8/28/2012



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UNIT OWNER(S) OF UNIT 303

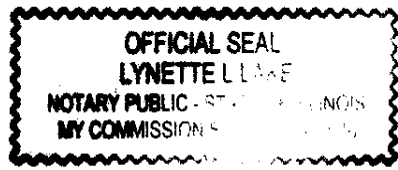
Jill A. Tomasi
Jill A. Tomasi

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jill A. Tomasi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of July, 2009.

Lynette L Lake
Notary Public

Commission expires: April 28, 2010



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UNIT OWNER(S) OF UNIT 304

Sheetal Shah
Sheetal Shah

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sheetal Shah, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of July, 2009.

Alexandra M. Muniz
Notary Public

Commission expires: 8/28/2012

