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Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/28/2009 11:12 AM Pg: 1 of 9

FIRST AMENDMENT TO DECLARATION  
OF CONDOMINIUM OWNERSHIP

Property of Cook County Clerk's Office

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP,  
Originally Recorded November 5, 1984, as Document Number 23723956

FOR

640 WEST SCHUBERT STREET CONDOMINIUM ASSOCIATION,  
a non-incorporated Condominium Association

WHEREAS Section 4.06 of the Condominium Declaration titled Maintenance, Repairs and Replacements sets out the obligations of the Board and the obligations of the respective Unit Owners for maintenance, repairs and replacements;

WHEREAS all of the Unit Owners agree that Section 4.06(b)(iii) referring to obligations of the Unit Owners contains ambiguous provisions with respect to the obligations regarding the roof repair and maintenance and all of the Unit Owners agree to change the provision to more accurately reflect the responsibilities concerning repair and maintenance of the Building Roof;

WHEREAS the Plat of Survey attached as Exhibit B to the Declaration and incorporated by reference shows the parking spaces for each of the Units reading down from west to east as follows:

Garage Spaces
Garage Unit E
Garage Unit D
Garage Unit A
Garage Unit F
Garage Unit B
Garage Unit C

WHEREAS the Unit Owners recognize that the Unit Owners of the 642 W. Schubert Ave. of the Garage (Units A, D, and E) are not occupying and have not occupied the correct spaces according to the Plat of Survey and the Unit Owners wish to amend the Declaration and Plat of Survey to reflect the correct assigned spaces; and

WHEREAS Section 7.01 titled "Use and Occupancy" contains subsection (j) which prohibits the posting of "For Sale" and "For Rent" signs on the property and the Unit Owners agree to amend this provision to permit "For Sale" signs but continue to prohibit "For Rent" signs.

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THEREFORE, the Declaration which incorporates the Plat of Survey shall be amended as follows:

1. Section 4.06(b)(iii) shall be replaced with the following language:

All the maintenance, repairs and replacement of the Limited Common Elements by the Owner of the Unit to which they appertain, excepting those Limited Common Elements which are structural in nature. Such maintenance shall include the sections of the Building Roof over the respective Units. Notwithstanding any other provision in the Declaration, the maintenance, repairs and replacement of the Building Roof over the respective Units shall be furnished by the Board as part of the Common Expenses, subject to the By-Laws or rules and regulations of the Association.

2. The Plat of Survey shall be amended to reflect the following assigned garage spaces reading down from west to east:

Garage Spaces
Garage Unit A
Garage Unit E
Garage Unit D
Garage Unit F
Garage Unit B
Garage Unit C

As noted above, no change is being made to the Plat of Survey pertaining to the garage spaces for the 640 W. Schubert Ave. side of the Condominium (Units B, C, and F).

3. Section 7.01(j) shall be replaced with the following language:

(j). No "For Rent" signs, advertising or other displays shall be maintained or permitted on any part of the Property. Unit Owners are permitted to use and maintain "For Sale" signs, advertising and/or other displays.

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This Amendment may be executed in counterparts.

This Amendment is entered into and approved by all of the Unit Owners on the date hereof and shall become effective upon recording.

Nothing in this Amendment is intended to alter or change the classification of this property as a Condominium and any provision herein that contradicts the Illinois Condominium Property Act shall be null and void.

James Orrico  
James Orrico or Jennifer Orrico  
One of the Owners of Unit A

7/11/09  
Date

\_\_\_\_\_  
Charles Safiran or Sheri Xi  
One of the Owners of Unit B

\_\_\_\_\_  
Date

\_\_\_\_\_  
Heidi Hunt  
Owner of Unit C

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian McLaws or Jeanne McLaws  
One of the Owners of Unit D

\_\_\_\_\_  
Date

Richard Murphy or Tamera Murphy  
Richard Murphy or Tamera Murphy  
One of the Owners of Unit E

7/6/09  
Date

\_\_\_\_\_  
Hal Mui or Diane Handelsman  
One of the Owners of Unit F

\_\_\_\_\_  
Date

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\_\_\_\_\_  
James Orrico or Jennifer Orrico  
One of the Owners of Unit A

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles Safiran or Sheri Xi  
One of the Owners of Unit B

\_\_\_\_\_  
Date

\_\_\_\_\_  
Heidi Hunt  
Owner of Unit C

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian McLaws or Jeanne McLaws  
One of the Owners of Unit D

\_\_\_\_\_  
Date

\_\_\_\_\_  
Richard Murphy or Tamara Murphy  
One of the Owners of Unit E

\_\_\_\_\_  
Date

*Hal Mui*  
Hal Mui or Diane Handelsman  
One of the Owners of Unit F

*7/3/09*  
Date

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\_\_\_\_\_  
James Orrico or Jennifer Orrico  
One of the Owners of Unit A

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles Safiran or Sheri Xi  
One of the Owners of Unit B

\_\_\_\_\_  
Date

\_\_\_\_\_  
Heidi Hunt  
Owner of Unit C

\_\_\_\_\_  
Date



\_\_\_\_\_  
Brian McLaws or Jeanne McLaws  
One of the Owners of Unit D

\_\_\_\_\_  
Date

7-10-09

\_\_\_\_\_  
Richard Murphy or Tamara Murphy  
One of the Owners of Unit E

\_\_\_\_\_  
Date

\_\_\_\_\_  
Hal Mui or Diane Handelsman  
One of the Owners of Unit F

\_\_\_\_\_  
Date

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\_\_\_\_\_  
James Orrico or Jennifer Orrico  
One of the Owners of Unit A

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles Safiran or Sheri Xi  
One of the Owners of Unit B

\_\_\_\_\_  
Date

Heidi Hunt  
Heidi Hunt  
Owner of Unit C

7/15/09  
Date

\_\_\_\_\_  
Brian McLaws or Jeanne McLaws  
One of the Owners of Unit D

\_\_\_\_\_  
Date

\_\_\_\_\_  
Richard Murphy or Tamara Murphy  
One of the Owners of Unit E

\_\_\_\_\_  
Date

\_\_\_\_\_  
Hal Mui or Diane Handelsman  
One of the Owners of Unit F

\_\_\_\_\_  
Date

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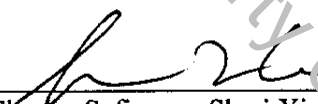
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\_\_\_\_\_  
James Orrico or Jennifer Orrico  
One of the Owners of Unit A

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Charles Safiran or Sheri Xi  
One of the Owners of Unit B

7/15/09  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Heidi Hunt  
Owner of Unit C

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian McLaws or Jeanne McLaws  
One of the Owners of Unit D

\_\_\_\_\_  
Date

\_\_\_\_\_  
Richard Murphy or Tamara Murphy  
One of the Owners of Unit E

\_\_\_\_\_  
Date

\_\_\_\_\_  
Hal Mui or Diane Handelsman  
One of the Owners of Unit F

\_\_\_\_\_  
Date

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## COMMITMENT - LEGAL DESCRIPTION

A-F

UNIT A IN 640 WEST SCHUBERT STREET CONDOMINIUM, AS DELINEATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ("PARCEL"): LOTS 10 AND 11 IN SCHNELL AND WATKIN'S SUBDIVISION BEING A RESUBDIVISION OF LOTS 7,8,9 AND 10 IN BLOCK 11 IN WRIGHTWOOD SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 106945 AND RECORDED NOVEMBER 5, 1984 AS DOCUMENT NUMBER 23723956; TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.)

PINS: 14-28-301-024-1001 through -1006

Cook County Clerk's Office