



Doc#: 0923629033 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2009 11:42 AM Pg: 1 of 3

**1<sup>ST</sup> AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR THE  
3340 NORTH DAMEN CONDOMINIUM ASSOCIATION**

THIS DOCUMENT is recorded for the purpose of amending the Declaration of Condominium for the 3340 North Damen Condominium Association (hereinafter "3340 North Damen Condominium Declaration"), which was recorded as **Document No. 0919431128** on July 13, 2009. This Amendment has been duly authorized and approved by Jasper Builders, Inc.

WHEREFORE, the 3340 North Damen Condominium Declaration is hereby amended by adding the following section to **ARTICLE IX, SALE, LEASING OR OTHER ALIENATION**:

"4. Involuntary Sale. (c) Unpaid Dues. Any first mortgagee who obtains title to a condominium unit pursuant to the remedies in the mortgage or through foreclosure will not be liable for more than six months of the unit's unpaid regularly budgeted dues or charges accrued before acquisition of the title to the unit by the mortgagee. If the condominium association's lien priority includes costs of collecting unpaid dues, the lender will be liable for any fees or costs related to the collection of the unpaid dues.

WHEREFORE, the 3340 North Damen Condominium Declaration is hereby amended by adding the following paragraph to **ARTICLE X, DAMAGE OR DESTRUCTION AND RESTORATION OF BUILDING**:

"1. Sufficient Insurance. (b) First Mortgagee's Rights Confirmed. No provision of the condominium project documents gives a condominium unit owner or any other party priority over any rights of the first mortgagee of the condominium unit pursuant to its mortgage in the case of payment to the unit owner of insurance proceeds or condemnation awards for losses to or a taking of condominium units and/or common elements.

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NOW THEREFORE, the above additions contained within this 1<sup>st</sup> Amendment to the 3340 North Damen Condominium Declaration affect the real property described as follows:

**LOTS 46 AND 47 IN BLOCK 16 IN C.T. YEKE'S SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 ALL IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ THEREOF AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ THEREOF AND ALL OF THE EAST ½ OF THE SOUTHEAST ¼ THEREOF), IN COOK COUNTY, ILLINOIS.**

The property (Common) address of which is **3340 North Damen, Chicago, Illinois 60618** and the permanent index (real estate tax) number of which is **PIN: 14-19-323-028 and 029.**

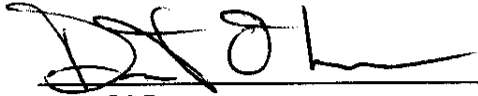
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IN WITNESS WHEREOF, **Dan O'Leary**, President of **Jasper Builders, Inc.** has caused its corporate seal to be affixed hereunto and caused his name to be signed in these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**Jasper Builders, Inc.**

By:   
\_\_\_\_\_  
**Dan O' Leary**

Property of Cook County Clerks Office

STATE OF ILLINOIS )  
                                  ) §  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named **Dan O'Leary**, President of **Jasper Builders, Inc.**, Declarant, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, 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 Company for the uses and purposes therein set forth; act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21 day of February A.D. 2009.



Notary Public

My Commission Expires:

OFFICIAL SEAL  
KEVIN P. BURKE  
Notary Public - State of Illinois  
My Commission Expires Nov 06, 2011

Prepared By: **Kevin P. Burke**  
**SMITH, HEMMESCH, BURKE, BRANNIGAN & GUERIN**  
**10 South LaSalle Street, Suite 2660**  
**Chicago, Illinois 60603**