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Doc#: 0926534066 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2009 01:09 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
James D. Zazakis, Esq.
4315 North Lincoln
Chicago, Illinois 60618

**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS, AND COVENANTS FOR THE ROSCOE VILLAGE CONDOMINIUMS**

THIS SECOND AMENDMENT (the "Second Amendment") to the Declaration of Condominium Ownership and By-Laws, Easements, and Covenants for the Roscoe Village Condominiums (the "Declaration") is made and entered in this 18 day of September, 2009, is executed by the Board of Managers of the Roscoe Village Condominium Association (the "Board") and is approved by at least three-fourths (3/4) of the unit owners of the Roscoe Village Condominium Association (the "Association") as evidenced by the attached signature pages.

WITNESSETH:

WHEREAS, by a DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, AND COVENANTS FOR THE ROSCOE VILLAGE CONDOMINIUMS recorded on April 9, 1998 in the Office of the Recorder of Deeds for Cook County, Illinois as Document Number 98284884 submitting certain real estate to the provisions of the Illinois Condominium Property Act, the legal description and the Permanent Index Numbers of which real estate (the "Property") are set forth in Exhibit A to this Second Amendment.

WHEREAS, by an AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, AND COVENANTS FOR THE ROSCOE VILLAGE CONDOMINIUMS (the "First Amendment") recorded on July 13, 2009 in the Office of the Recorder of Deeds for Cook County, Illinois as Document Number 0919456001, the Declaration was amended to provide that any right of first refusal in the Declaration will not adversely impact the rights of a mortgagee or its assignee to foreclose or to take title to a unit.

WHEREAS, the Board of the Association and certain unit owners deem it now to be in the best interests of the Association to amend the Declaration and the First Amendment to eliminate any right of first refusal found in the Declaration and the First Amendment.

WHEREAS, under Article XIX, Paragraph 6 of the Declaration, the Declaration may be amended by an instrument in writing setting forth such amendment, signed and acknowledged by all of the members of the Board and at least three-fourths (3/4) of the unit owners and containing an affidavit of an officer of the Board certifying the a copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit;

WHEREAS, this Amendment has been approved by at least three-fourths (3/4) of the unit owners and by all members of the Board, as evidenced by the attached signature pages.

WHEREAS, a copy of this Second Amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of the Affidavit attached to this Second Amendment.

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NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article XX of the First Amendment is deleted in its entirety from the Declaration and the First Amendment.
2. Article IX, Section 1 of the Declaration is amended to delete all reference to the Board and/or the Association having a right of first refusal.
3. Except as otherwise modified herein, the Declaration shall continue in full force and effect.
4. In the event of any conflict between the terms and provisions of this Second Amendment and the terms and provisions of the Declaration and the First Amendment, the terms and provisions of this Second Amendment shall control.

IN WITNESS WHEREOF, the parties have duly executed this Amendment on the day and year above written.

BOARD OF MANAGERS OF THE ROSCOE VILLAGE
CONDOMINIUM ASSOCIATION

By: [Signature]
Its President

By: [Signature]
Its Secretary

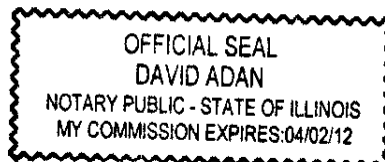
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that [Signature] ^{at release} Brian P. Goeman and Sarah Jecotis, 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 they signed, sealed, and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the ROSCOE VILLAGE CONDOMINIUM ASSOCIATION, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 18th Day of September, 2009.

My commission expires 04-07-2012

[Signature]
Notary Public



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APPROVAL OF THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, AND COVENANTS FOR THE ROSCOE VILLAGE CONDOMINIUMS

We, the undersigned Unit Owners of the Roscoe Village Condominium Association, do hereby approve the proposed SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, AND COVENANTS FOR THE ROSCOE VILLAGE CONDOMINIUM. This approval may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same.

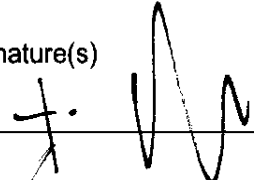
Unit Number

Owner(s)

Signature(s)

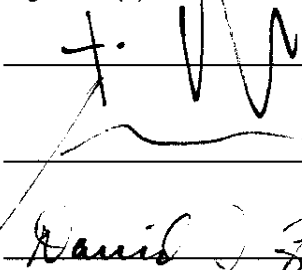
1W

TALI ALIYAN



2W

Joel Brown



3W

DAVID FITCH

David Fitch

1E

ROB



2E

Kimberly Lurie

Kimberly Lurie

3E

Robert Heppell

Robert Heppell

1N

Catherine Cristofa

Catherine Cristofa

2N

William Hensley

William Hensley

3N

Sara Levinson

Sara Levinson

1S

2S

Sarah Jerutis

Sarah Jerutis

3S

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EXHIBIT "A"

THE ROSCOE VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF: LOTS 4 AND 5 IN WILHELM SCHAFFER'S RESUBDIVISION OF LOTS 25 TO 30, BOTH INCLUSIVE, IN BLOCK 1 IN HARTMANN'S SUBDIVISION OF BLOCK 46 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 9, 1998 AS DOCUMENT NUMBER 98284884 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 2248-50 W. Melrose and 3235-37 N. Oakley, Chicago, Illinois 60618

Permanent Index Numbers: 14-19-325-047-1001; 14-19-325-047-1002; 14-19-325-047-1003; 14-19-325-047-1004; 14-19-325-047-1005; 14-19-325-047-1006; 14-19-325-047-1007; 14-19-325-047-1008; 14-19-325-047-1009; 14-19-325-047-1010; 14-19-325-047-1011; and 14-19-325-047-1012.

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EXHIBIT B AFFIDAVIT

I, the undersigned, being the President of the Roscoe Village Condominium Association, certify that a copy of this Second Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of this Affidavit.

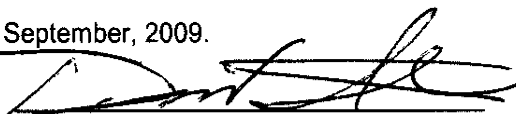
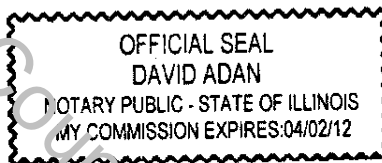


STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Brian P Gorman, 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 notary seal, this 10th Day of September, 2009.

My commission expires 04-02-2012


Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE