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Prepared By and After  
Recording Return to:

Kathleen A. Penland  
PENLAND & HARTWELL, LLC  
One North LaSalle Street  
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Chicago, Illinois 60602

Doc#: 0927934073 Fee: \$78.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/06/2009 03:10 PM Pg: 1 of 7

## AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 1520 NORTH STATE PARKWAY CONDOMINIUM ASSOCIATION

This Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1520 North State Parkway Condominium Association ("Amendment") to designate a portion of the common elements as a limited common element is made Sept. 23 2009, by the 1520 North State Parkway Condominium Association ("Association") and The Sherri A. Miller Revocable Trust ("Miller") owner of Unit G-B ("Unit").

### WITNESSETH:

The 1520 North State Parkway Condominium Association ("Association") was created by the Amended and Restated Declaration of Ownership for 1520 North State Parkway ("Declaration"), which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0310444001, as amended from time to time. The Unit is legally described on Exhibit "A" attached hereto.

The Board of Directors of the Association, pursuant to Section 27(b)(4) of the Illinois Condominium Property Act, 765 ILCS 605/27(b)4 ("Act"), has approved reclassification of a portion of the common elements as a building limited common element which exclusive right and use shall be assigned to the Unit ("BLCE"). The survey has been amended ("Amended Survey") to delineate and legally describe the BLCE. A copy of the Amended Survey is attached hereto as Exhibit "B".

Alterations and improvements of the BLCE shall be subject to the prior written approval of the Board.

ARTICLE XXVI, Section 1 of the Declaration provides that the provisions of the Declaration may be changed, modified or rescinded in whole or in part (i) evidenced by an instrument in writing setting forth such change, modification or rescission; (ii) acknowledged by the Board and the owners of all the units, (iii) containing an affidavit signed by an Secretary of the Association certifying that a copy of the change, modification or rescission has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership. The affidavit of the Secretary is attached hereto as Exhibit "C". The change, modification or rescission shall be effective upon recordation of such instrument in the Office of the Recorder of Deeds of Cook County, Illinois.

**NOW, THEREFORE**, 1520 North State Parkway Condominium Association and Miller declare that the Declaration be and hereby is amended as follows:

1. The portion of the common elements described on Exhibit "B" to the Declaration shall be classified as a limited common element and the exclusive right and use of this limited common shall be assigned to Unit G-B in the Association.

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2. The following shall be inserted at the end of Article XI, Section 4:

"All alterations and improvements to the limited common elements shall be subject to the prior written approval of the Board."

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

**IN WITNESS WHEREOF**, the Board of Directors of the Association and Miller have caused this Amendment to the Declaration to be executed on the date first above written.

**BOARD OF DIRECTORS OF  
1520 NORTH STATE PARKWAY  
CONDOMINIUM ASSOCIATION**

*William J. Lynch*  
\_\_\_\_\_  
*Kathleen A. ...*  
\_\_\_\_\_  
*...*  
\_\_\_\_\_  
\_\_\_\_\_

**UNIT OWNER – UNIT G-B  
THE SHARON A. MILLER REVOCABLE TRUST**

*SA*  
\_\_\_\_\_  
Sharon A. Miller, Trustee

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STATE OF ILLINOIS )

COUNTY OF COOK ) SS.  
 )

I, Cindy Salazar, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William F. Lynch, KATHLEEN LINDAK, NANCY BLAIR DURDEN, whose names are subscribed to the foregoing instrument as members of the Board of Directors of 1520 North State Parkway Condominium Association appeared before me this day in person and acknowledged that they signed and delivered the said Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1520 North State Parkway Condominium Association as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22<sup>nd</sup> day of September, 2009.

Cindy Salazar  
NOTARY PUBLIC



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STATE OF ILLINOIS )

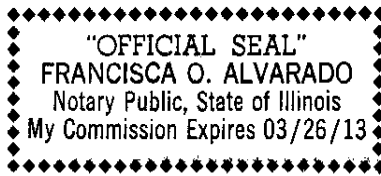
) SS.

COUNTY OF COOK )

I, Francisca O. Alvarado, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon A. Miller, Trustee of the Sharon A. Miller Revocable Trust, which trust is the owner of Unit G-B in the 1520 North State Parkway Condominium Association, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1520 N. State Parkway Condominium Association as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22<sup>nd</sup> day of September, 2009.

Francisca O. Alvarado  
NOTARY PUBLIC



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT G-B, LOT 13 (EXCEPT THE NORTH 10 FEET THEREOF) ALL OF LOT 14 AND THE NORTH 10 FEET OF LOT 15 IN SUBDIVISION OF LOT 'A' IN BLOCK 1 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSONS ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1520 North State Parkway, Unit G-B, Chicago, Illinois  
Permanent Index Number: 17-04-210-030-1002

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## EXHIBIT "C"

### AFFIDAVIT

The undersigned, being first duly sworn, deposes and says:

1. I, Kathleen Lindsay, am the duly elected and acting Secretary of the 1520 North State Parkway Condominium Association.

2. On Sept. 23, 2009, the Amendment to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1520 N. State Parkway Condominium Association to which this Affidavit is attached was approved by no less than one hundred percent (100%) of the total vote of the Unit Ownership, which written approval is contained in business records of the 1520 North State Parkway Condominium Association.

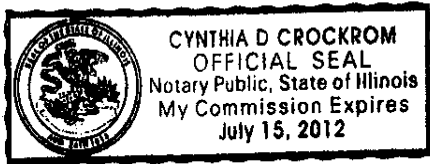
3. On Sept. 23, 2009, I delivered, by U.S. Certified Mail, a copy of this Amendment to all lien holders having a bonafide lien against a Unit in the Association.

1520 NORTH STATE PARKWAY  
CONDOMINIUM ASSOCIATION.

By Kathleen Lindsay  
Its Secretary

Subscribed and sworn to before me  
this 23 day of September, 2009.

Cynthia D. Crockrom  
Notary Public



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# **EXHIBIT**

# **ATTACHED TO**

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# **DOCUMENT**

# **SEE PLAT INDEX**