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Doc#: 0933822069 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2009 02:03 PM Pg: 1 of 6

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

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WOOD WINDS CONDOMINIUMS

THIS FIRST AMENDMENT (the "First Amendment") to the Declaration of Condominium Ownership for the Wood Winds Condominiums (the "Declaration") is made and entered in this 26th day of October, 2009, is executed by the Board of Managers of the Wood Winds Condominium Association (the "Board") and is approved by at least three-fourths (3/4) of the unit owners of the Wood Winds Condominium Association (the "Association") as evidenced by the attached signature pages.

WITNESSETH:

WHEREAS, by a DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WOOD WINDS CONDOMINIUMS recorded on March 6, 1996 in the Office of the Recorder of Deeds for Cook County, Illinois as Document Number 96169181 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 First Amendment.

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 to eliminate any right of first refusal found in the Declaration.

WHEREAS, under Article XIII, Paragraph A (2) 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 First 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 First 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 First Amendment.

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

1. Article VIII, of the Declaration is amended to delete all reference to the Board and/or the Association having a right of first refusal. This shall not affect the obligation of the unit owner to give notice to the Board and/or Association of any sale or lease.

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EXHIBIT A **LEGAL DESCRIPTION**

Units 1N, 1S, 2N, 2S, 3N, and 3S in the WOOD WINDS CONDOMINIUMS, on a survey of the following described real estate:

The south 20 feet of Lot 11 and all of Lot 12 in Block 4 in North Ravenswood, a subdivision of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 7, Township 40 north, Range 14, East of the Third Principal Meridian (except Chicago and Northwestern Railroad Right of Way), in Cook County, Illinois, which survey is attached to the Declaration of Condominium made by Real Concord, Incorporated, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 96169181, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

ADDRESS: 4820-22 North Winchester, Chicago, Illinois 60640


PERMANENT INDEX NUMBERS: 14-07-419-030-1002
14-07-419-030-1003
14-07-419-030-1004
14-07-419-030-1006
14-07-419-030-1001
14-07-419-030-1005

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EXHIBIT B AFFIDAVIT

I, the undersigned, being the President of the Wood Winds Condominium Association, certify that a copy of this First 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.

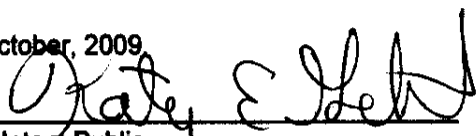


STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

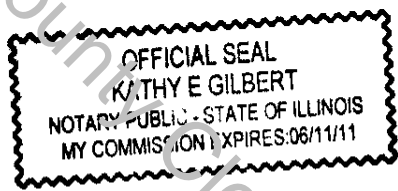
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Karin Tisue personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 26 Day of October, 2009.

My commission expires 6-11-11



Notary Public



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APPROVAL OF THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WOOD WINDS CONDOMINIUMS

We, the undersigned Unit Owners of the Wood Winds Condominium Association, do hereby approve the proposed FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE WOOD WINDS 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) |
|-------------|---------------------------|---------------------------|
| 4820-1S | <u>Richard Kasnauer</u> | <u>Richard Kasnauer</u> |
| 4820-2N | <u>Julianne Schneider</u> | <u>Julianne Schneider</u> |
| 4820-2S | <u>Jennifer Cousino</u> | <u>Jennifer Cousino</u> |
| 4820-3S | <u>KATHAN TISUE</u> | <u>KATHAN TISUE</u> |
| 4822-1N | <u>Christi Egger</u> | <u>Christi Egger</u> |
| 4822-3N | <u>Renate Cristiano</u> | <u>Renate Cristiano</u> |

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