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**SECOND AMENDMENT  
TO THE DECLARATION  
OF CONDOMINIUM  
OWNERSHIP FOR  
CHASE WOLCOTT  
CONDOMINIUM  
ASSOCIATION**



only

Doc#: 0933831001 Fee: \$72.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/04/2009 09:16 AM Pg: 1 of 19

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the Chase Wolcott Condominium Association (hereafter "Association"), as amended which Declaration was recorded on May 18, 2000 as Document Number 00358952 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

This Second Amendment is adopted pursuant to the provisions of Section 21 of the aforesaid Declaration. This section provides that the Declaration may be amended by an instrument in writing executed by owners representing at least three-fourths (3/4ths) of the total vote and certified by the Secretary of the Board. In addition, Section 21 of the Declaration requires that a copy of any amendment must be mailed by certified mail to all First Mortgagees of the individual Units.

## RECITALS:

**WHEREAS**, the Declaration has submitted certain real property to the provisions of the Illinois Condominium Property Act (the "Act"); and

**This document prepared by and after  
recording to be returned to:**

**KERRY T. BARTELL**  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 — (847) 537-0500

**WHEREAS**, the Association is the assignee of the Developer's rights as set forth and described in the Declaration; and

**WHEREAS**, the Owners desire to amend the Declaration in order to provide

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for the orderly operation of the Property; and

**WHEREAS**, said instrument has been approved by owners having at least three-fourths (3/4ths) of the total votes, and the ballots and petitions are attached hereto; and

**WHEREAS**, pursuant to Section 21 of the Declaration, the Secretary of the Board has certified the Amendment on Exhibit C, attached hereto; and,

**WHEREAS**, pursuant to Section 21 of the Declaration, a copy of said instrument has been mailed by certified mail to all holders of first mortgages of record, as evidenced by the affidavit of the Secretary of the Board attached hereto as Exhibit D.

**NOW THEREFORE**, the Association hereby declares that the Declaration is hereby amended in accordance with the text which follows.

**1. Section 1(d) shall be amended as follows:**

(d) "Unit" means a part of the property designed and intended for any type of independent use and as illustrated on the Plat.

**2. Section 1(e) of the Declaration shall be amended to read as follows:**

(e) "Common Elements" means all portions of the Property except the units, including Limited Common Elements, ~~as otherwise specified.~~

**3. Section 13(c) of the Declaration shall be amended to read as follows:**

(c) Each unit owner shall be responsible for his own insurance on the contents of his own unit and furnishings and personal property therein, and his personal property stored elsewhere on the property, and his personal liability to the extent not covered by the liability insurance for all of the unit owners obtained as part of the common expenses as above provided.

The Board shall not be responsible for obtaining insurance on any ~~additions, alterations or~~ improvements and betterments made by any unit owner to his unit unless and until such unit owner shall request the Board in writing so to do, and shall make arrangements satisfactory to the Board to reimburse the Board for any additional premiums attributable thereto; and upon the failure of such unit owner so to do, the Board shall not be obligated to apply any insurance proceeds to restore the affected unit to a condition better than a condition existing prior to the making of such ~~addition, alterations or~~ improvements and betterments. Improvements and betterments shall be defined as all decorating, fixtures and furnishings installed or added to and located within the boundaries of the unit, including electrical fixtures, appliances, air

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conditioning and heating equipment, water heaters or built-in cabinets installed by unit owners.

4. The effective date of this Amendment shall be deemed to be the date of recording with the Office of the Recorder of Deeds of Cook County.

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

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## EXHIBIT A LEGAL DESCRIPTION

LOT 4 IN BLOCK 3 IN TOUHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST QUARTER SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 7300-02 N. Wolcott, Chicago, Illinois 60626, and  
1908-14 W. Chase, Chicago, Illinois 60626

Permanent Index Number: 11-30-417-007

<u>Unit No.</u>	<u>Address</u>	<u>PIN No.</u>
B-1	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1908 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1001
B-2	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1002
101	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1003
102	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1004
103	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1908 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1005
104	1910 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1006
105	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1912 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1007
106	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1914 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1008
201	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1009
202	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 7302 N. Wolcott Avenue, Chicago, Illinois 60626)	11-30-417-008-1010
203	1908 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1011
204	1910 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1012
205	1912 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1013
206	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1914 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1014

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301	1910 W. Chase Avenue, Chicago, Illinois 60626 (commonly known as 7300 N. Wolcott Avenue, Chicago, Illinois 60626)	11-30-417-008-1015
302	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 7302 N. Wolcott Avenue, Chicago, Illinois 60626)	11-30-417-008-1016
303	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1908 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1017
304	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1910 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1018
305	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1912 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1019
306	1914 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1020

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## EXHIBIT B PERCENTAGES OF OWNERSHIP

<b>Unit No.</b>	<b>% of Ownership</b>
B-1	5.48%
B-2	5.79%
101	5.76%
102	4.78%
103	5.79%
104	4.49%
105	3.74%
106	5.01%
201	5.76%
202	4.78%
203	5.80%
204	4.49%
205	3.74%
206	5.01%
301	5.76%
302	4.78%
303	5.80%
304	4.49%
305	3.74%
306	5.01%
<b>TOTAL</b>	<b>100.00%</b>

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## EXHIBIT C CERTIFICATION AS TO UNIT OWNER APPROVAL

STATE OF ILLINOIS     )  
                                          ) ss  
COUNTY OF COOK     )

I, Lindsey Burkler, do hereby certify that I am the duly elected and qualified Secretary for the Chase Wolcott Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration of the Chase Wolcott Condominium Association, was duly adopted in accordance with the provisions of Section 21 of the Declaration and the official petitions/ballots approving said Amendment are attached hereto and incorporated herein as part of said Amendment.

Lindsey Burkler  
Secretary

Signed and dated before me this 2 day of May, 2008.

Mariela Flores  
Notary Public



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## EXHIBIT D AFFIDAVIT OF MORTGAGE APPROVAL

I, Lindsey Burke, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the Chase Wolcott Condominium Association, and that a copy of the foregoing Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than 10 days prior to the date of this affidavit.

Lindsey Burke  
Secretary  
Chase Wolcott Condominium Association

Signed and dated before me this

22th day of October, 2008.

Mariela Flores  
Notary Public





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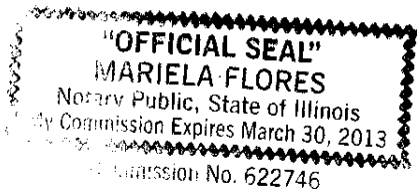
## EXHIBIT D AFFIDAVIT OF MORTGAGE APPROVAL

I, Lindsey Burke, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the Chase Wolcott Condominium Association, and that a copy of the foregoing Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than 10 days prior to the date of this affidavit.

Lindsey Burke  
Secretary  
Chase Wolcott Condominium Association

Signed and dated before me this  
22th day of October, 2008.

Mariela Flores  
Notary Public



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## PETITION TO APPROVE AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE CHASE WOLCOTT CONDOMINIUM ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding amending Section 1(d), 1(e) and 13(c), as attached hereto.

Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Melissa Ashford</i></div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;">MELISSA R. ASHFORD</div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1908 W. Chase #203</div> Chicago, IL  Date: <u>12-15-08</u>	Chase Home Finance PO Box 78420 Phoenix AZ 85062-8420  Citi mortgage Inc PO Box 183040 Columbus OH 43218-3040
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Elizabeth Szczek</i></div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Elizabeth Szczek</div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1910 W. Chase #204</div> Chicago, IL  Date: <u>12-15-08</u>	Citi mortgage
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> Chicago, IL  Date: <u> </u>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> Chicago, IL  Date: <u> </u>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> Chicago, IL  Date: <u> </u>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> Chicago, IL  Date: <u> </u>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (signature) <div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> (print name)	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"> </div> Chicago, IL  Date: <u> </u>	

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:



(signature)

Brent Z. Drage

(print name)

Property Address:

7302 N. Wolcott, 1N  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

WELLS FARGO MORTGAGE

P.O. Box 6423

Carol Stream, IL 60197-6423

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

David L. Hertzig (signature)

David L. Hertzig (print name)

Property Address: 1910 W. Chase Ave #304  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

Chase Home Finance

P.O. Box 47020

Doraville, GA 30362-7020

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Barbara S. Nordlund (signature)

Barbara S. Nordlund (print name)

Property Address: 1914 W. Chase Ave #206  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

Nathan and Barbara Nordlund  
1914 W. Chase Ave #206  
Chicago, Illinois 60626

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Sonja M. Daniels (signature)

Sonja M. Daniels (print name)

Property Address: 1914 W. Chase Ave. #306  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

*Lindsey Burkle* (signature)

Lindsey Burkle (print name)

Property Address: 1912 W. Chase #105  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

Citi Mortgage

PO Box 9438

Gaithersburg, MD 20878-9438

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Dupont Bruno/Michèle (signature)

[Signature] (print name)

Property Address: 1912 W. Chase Ave # 205  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

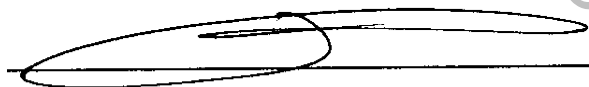
### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)

Thomas Dupont (print name)

Property Address: 7302 N Wolcott Ave #3N  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)

Pablo Garcia (print name)

Property Address: 7300 N. WOLCOTT  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## CHASE WOLCOTT CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Chase Wolcott Condominium Association, specifically regarding amending Sections 1(d), 1(e) and 13(c):



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Roxann Moline

(signature)

Roxann Moline

(print name)

Property Address:

1908 W. Chase # B7  
Chicago, Illinois

NAME AND ADDRESS OF MORTGAGEE (if any):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_