



Doc#: 1016747041 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/16/2010 11:03 AM Pg: 1 of 3

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1951 WEST CORTLAND AVENUE, CHICAGO, ILLINOIS
ROOF DECK AGREEMENT

Now come the owners of the 1951 West Cortland Condominium Association and in order to clarify the rights and obligations of the parties to and for the Roof Deck and the Roof of the building;

The parties hereto do agree for themselves, their respective heirs and assigns as follows:

1. This Roof Deck Agreement shall be perpetual.

2. For the purpose of repairing, replacing, alterations, additions, and improvements; all owners and/or their agents shall have access to mechanicals located on the Roof, such as air conditioning units.

A. Each unit owner shall furnish and be responsible for, at his own expense, all of the maintenance, repairs, replacement, alterations, additions, and improvements of mechanicals which only benefit his unit.

B. The cost of maintenance, repairs, replacements, alterations, additions and improvements for mechanicals serving the Common Elements; shall be determined by the Condominium Declaration.

3. Unit 3, the Unit currently owned by Robert L. Paladino, Jr., shall have the rights and responsibilities of the Roof Deck as follows:

A. Unit 3, shall have the sole and exclusive use of the Roof Deck subject to the provisions

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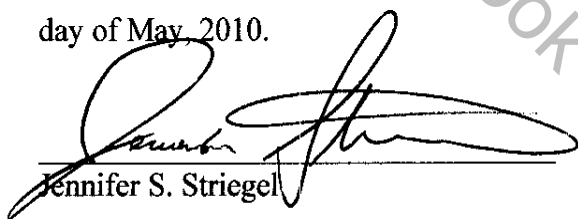
of paragraph 2.

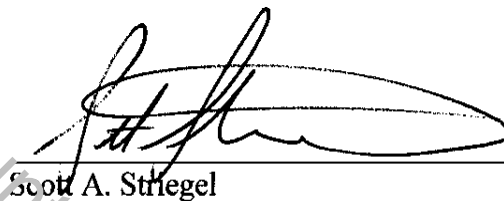
B. Unit 3, shall have the sole obligation to pay for the Roof Deck in the event it becomes necessary to repair or rebuild the Roof Deck.

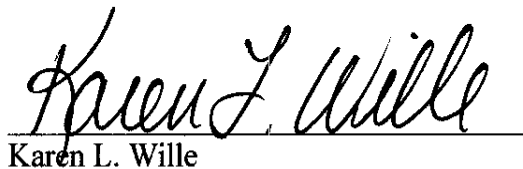
C. Unit 3 is required to maintain the Roof Deck in good condition and is prohibited from using the Roof Deck in any manner which will increase the rate of insurance on the Building or contents thereof without the prior written consent of the Board of the Condominium Association.

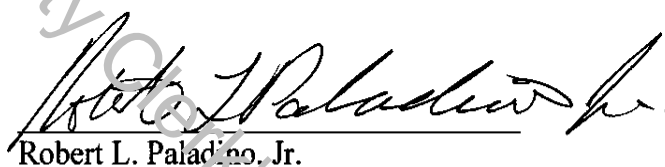
D. Upon reasonable notice of any necessary roof repairs by the Condominium Association, Unit 3 shall be required to remove any and all roof decking and/or furniture, to allow access for such repairs.

THE PARTIES HERETO, have entered into this ROOF AGREEMENT on the 20th day of May, 2010.


Jennifer S. Striegel


Scott A. Striegel


Karen L. Wille


Robert L. Paladino, Jr.

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The 1951 West Cortland Condominium as Delineated and Defined in the Declaration Recorded as Document No. 0319603062, As Amended, in the Southeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as :1951 West Cortland Avenue, Chicago, Illinois 60622

P.I.N. 14-31-408-037-1001, 1002, and 1003

Document Prepared by:
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Mail to:

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