

# UNOFFICIAL COPY



Doc#: 1017644027 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/25/2010 11:11 AM Pg: 1 of 5

PREPARED BY AND AFTER  
RECORDING RETURN TO:  
James B. Toohey  
FUCHS & ROSELLI, LTD.  
440 West Randolph Street  
Suite 500  
Chicago, IL 60606

**FIRST AMENDMENT  
TO THE DECLARATION OF  
CONDOMINIUM OWNERSHIP  
FOR 1414 WEST CHICAGO  
CONDOMINIUMS**

This First Amendment (the "**First Amendment**") to the Declaration of Condominium Ownership for 1414 West Chicago Condominiums (the "**Declaration**") is made and entered into this 22 day of June, 2010 by the Board of Directors of the 1414 West Chicago Condominiums Association (the "**Board**").

WITNESSETH:

WHEREAS, pursuant to the Declaration, which was recorded on March 31, 2009 with the Cook County Recorder of Deeds as Document # 0909045109, the Board administers the condominium property located at 1414 West Chicago Avenue, Chicago, Illinois 60622, which is legally described on Exhibit "A" attached to this First Amendment;

WHEREAS, the Board and the Unit owners desire to amend the Declaration to correct the definition of "Association" to omit reference to the fact that the Association is an Illinois not-for-profit corporation;

WHEREAS, Article XIII, Sub-Section A(2) of the Declaration states that the provisions of the Declaration may be modified by a written instrument that (i) is signed and acknowledged by not less than three-fourths (3/4) of the total ownership of the Common Elements (i.e. the Unit owners); (ii) has been sent by certified mail to all lien holders of record having a bonafide lien against a Unit; and (iii) contains an affidavit by the Secretary of the Association certifying that all lien holders have been so notified; and

WHEREAS, the First Amendment set forth below has been approved by the Board and at least three-fourths (3/4) of the Unit owners and has been mailed to all lien holders as provided in the Certification of the Secretary attached hereto as Exhibit "B".

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NOW, THEREFORE, Article I of the Declaration is hereby amended as follows:

1. The definition of Association in sub-section I(b) is hereby deleted and replaced with the following:

“Association’ means 1414 WEST CHICAGO CONDOMINIUMS ASSOCIATION, which is responsible for the overall administration of the Property in accordance with the Declaration and the Act, acting pursuant to the Bylaws through its Board of Directors. The Association has not been incorporated.”

2. All other provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, pursuant to the approval of the Unit Owners, the Board has duly executed this First Amendment on the day and year first above written.

**BOARD OF DIRECTORS OF THE 1414  
WEST CHICAGO CONDOMINIUMS  
ASSOCIATION**

  
\_\_\_\_\_  
Adam Carpenter

  
\_\_\_\_\_  
Blair Schwartz

  
\_\_\_\_\_  
John H. Goodman III

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## EXHIBIT "A"

### Legal Description

Units C1, 2, 3 and 4 in the West Chicago Condominiums as delineated on the survey of the following described real estate:

LOT 8 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 9 IN O.J. ROSE'S SUBDIVISION OF THE EAST ½ OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1414 West Chicago Avenue, Chicago, Illinois 60622

P.I.N.: 17-05-324-052-0000

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## EXHIBIT "B"

STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF C O O K        )

### Affidavit

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

1. I, John Goodwin, am the duly elected and acting Secretary of the 1414 West Chicago Condominiums Association.
2. On June 23, 2010, pursuant to the provisions of the First Amendment, to which this Affidavit is attached, the First Amendment was approved by at least three-fourths (3/4) of the total ownership of the Common Elements.
3. On June 23, 2010, I delivered, by U.S. Certified Mail, a copy of this First Amendment to all mortgagees having a lien against a unit in the Association.

John H. Goodwin III, Secretary  
 1414 West Chicago Condominiums Association

Subscribed and sworn to before me  
 this 23<sup>rd</sup> day of June, 2010.

Tiffany N. Fraley  
 Notary Public

