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HOMEOWNERS ASSOCIATION #1 AMENDMENT FOR ALL UNITS AT THE 7608 S. PHILLIPS CONDO ASSOCIATION LLC

1. ALL UNITS PURCHASED AFTER JANUARY 2010 MUST BE OWNER OCCUPIED. THE HOA RESERVES THE RIGHT TO ENFORCE EVICTIONS IF OWNERS ARE RENTING THE UNITS TO THIRD PARTIES. ADDITIONALLY FINES IN THE AMOUNT OF \$100/DAY SHALL BE ADDED AFTER A 30 DAY NOTICE IS GIVEN TO THE DEEDED OWNER(S). THERE SHALL BE NO EXCEPTIONS TO THIS POLICY.

2. NO PETS OF ANY KIND SHALL BE ALLOWED BY ANY OWNER FOR ALL UNITS OCCUPIED AT 7608-10 S PHILLIPS AVE. AFTER A 30 DAY NOTICE FINES IN THE AMOUNT OF \$50/DAY SHALL BE ISSUED.

3. FOR SALE SIGNS SHALL NOT BE ALLOWED ON THE PREMISES UNLESS THEY ARE LOCATED IN THE WINDOW OF THE INTERIOR OF THE UNIT THAT IS BEING SOLD.

4. NO ALCOHOL SHALL BE ALLOWED NEAR ANY COMMON AREAS INCLUDING HALLWAYS, PORCHES, OR ANY AREAS ON THE PREMISES. AFTER ONE INITIAL WARNING A \$500 FINE SHALL BE ISSUED TO ANY OWNER BREAKING THIS RULE. CAMERAS SET UP AROUND THE PERIMETER OF THE BUILDING AS WELL AS COMMON AREAS SHALL BE USED AS EVIDENCE AGAINST THE OFFENDERS.

5. FAILURE TO ADHERE TO RULES 1-4 ABOVE SHALL RESULT IN FINES WHICH MUST BE PAID WITHIN 10 DAYS TO THE HOA. FAILURE TO DO SO WILL RESULT IN LIENS AND JUDGMENTS PLACED AGAINST THE OFFENDING UNITS. FURTHER LEGAL ACTION MAY BE TAKEN AGAINST HABITUAL OFFENDERS.
RESPECTFULLY,

7608 S PHILLIPS CONDO ASSOCIATION LLC
MARTY WACHEL (PRESIDENT)

MIKE MILES (VICE PRESIDENT)

DAVID HLISTA (SECRETARY)

Doc#: 121534/001 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2012 09:14 AM Pg: 1 of 3



RE RECORDING TO INCLUDE PIN # 21-30307-026-1008



Doc#: 1229057234 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/16/2012 11:10 AM Pg: 1 of 3

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY****ORDER NUMBER:** 2000 004007669 SC**STREET ADDRESS:** 7610 S. PHILLIPS AVE**UNIT 1S****CITY:** CHICAGO**COUNTY:** COOK COUNTY**TAX NUMBER:** 21-30-307-013-0000**LEGAL DESCRIPTION:**

UNIT NUMBER 7610-1 IN THE 7608-10 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 6 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831134052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1: UNIT NUMBER 7610-3 IN THE 7608-10 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 5 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831134052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Codilis & Associates, P.C.
151020 North Frontage Road

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. 0527 rol

Commonly known as: 7610 S. Phillips Avenue Unit #3
Chicago, IL 60649

PARCEL 1: UNIT NUMBER 7610-2 IN THE 7608-10 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 AND THE SOUTH 23 FEET OF

LOT
2 IN BLOCK 6 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST
1/2
OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH,
RANGE
15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER
0831134052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE

INTEREST
IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PARCEL

2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A
LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY

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EXHIBIT 'A' Legal Description

LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 5 IN SOUTH SHORE PARK SUBDIVISON OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 21-30-307-026-1001, 1002, 1003, 1004, 1005, 1006
COMMON ADDRESS: 7608 S. PHILLIPS, UNIT 1, CHICAGO, IL 60649

- PIN #S**
- 21-30-307-026-1001
 - 21-30-307-026-1002
 - 21-30-307-026-1003
 - 21-30-307-026-1004
 - 21-30-307-026-1005
 - 21-30-307-026-1006

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