

UNOFFICIAL COPY



Doc#: 1335216019 Fee: \$88.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2013 10:40 AM Pg: 1 of 26

This instrument prepared by  
and should be returned to:

Norman B. Julius, Esq.  
Vedder Price P.C.  
222 North LaSalle Street, Suite 2500  
Chicago, Illinois 60601-1003

**FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS,  
RESTRICTIONS AND COVENANTS FOR  
FOREST VIEW CONDOMINIUMS II**

# UNOFFICIAL COPY

## FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR FOREST VIEW CONDOMINIUMS II

THIS FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR FOREST VIEW CONDOMINIUMS II ("Amendment") is made as of this 26th day of November, 2013 pursuant to and in accordance with the requirements of the Declaration of Condominium Ownership of Forest View Condominiums II and the Illinois Condominium Property Act. The condominium unit owners within Forest View Condominiums II ("Unit Owners") and the Board of Directors of Forest View Condominium II (the "Board") are sometimes hereinafter referred to collectively as the "Parties" and individually as a "Party".

### RECITALS

WHEREAS, on September 8, 2010 the Amended and Restated Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Forest View Condominiums II was recorded with the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1025129066 against the real property described on Exhibit A attached hereto and hereby made a part hereof (the "Declaration"); and

WHEREAS, the Parties desire to amend the Declaration pursuant to the terms and conditions set forth below.

**NOW, THEREFORE**, it is hereby declared and agreed as follows:

1. The foregoing recitals are hereby incorporated by reference as if set forth fully herein. All capitalized terms not defined in this Amendment shall have the same meanings ascribed thereto in the Declaration.
2. Article XVII, Section 8 (Pets, etc.) of the Declaration is hereby deleted in its entirety and replaced with the following language:
 

"8. Pets, etc. No animals, rabbits, livestock, fowl or poultry of any kind, including but not limited to dogs and cats, shall be raised, bred or kept in any Unit or in the Common Elements."
3. All terms, conditions and provisions of the Declaration, as expressly amended and supplemented by this Amendment, are hereby ratified and confirmed and shall continue to apply with full force and effect. In the event of any inconsistency or conflict between this Amendment and the Declaration, this Amendment shall control.

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4. This Amendment shall be binding upon and shall inure to the benefit of the Unit Owners, the Association and the Board and their successors and assigns.

5. The invalidity of any covenant, restriction, condition, limitation or any provision of this Amendment shall not impair or affect in any manner the validity, enforceability or effect of the remainder of this Amendment.

The undersigned Parties have signed below to evidence their approval of this Amendment.

Property of Cook County Clerk's Office

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Norman B. Julius, Esq.  
Vedder Price P.C.  
222 N. LaSalle Street  
Suite 2500  
Chicago, Illinois 60601

*Signatures and Notaries follow on next page*

**UNOFFICIAL COPY**  
**SIGNATURES OF UNIT OWNERS**

*Wanda S. Hart*  
By: WANDA SUE ~~MADDOX~~ HART

Print Name: Sue Hart, as designee of Ruby P. Maddox

Date: November 27 2013

Unit Number: 211

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Sally M. Heckwine, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sue Hart, 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 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 official seal this 27<sup>th</sup> day of November, 2013.

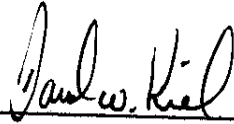
Sally M. Heckwine  
Notary Public

My commission expires: Feb. 18, 2014



# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: DAVID W. KIEL 

Print Name: David Kiel, as designee of Dolores Krueger

Date: November 26, 2013

Unit Number: 110

STATE OF ILLINOIS

COUNTY OF COOK

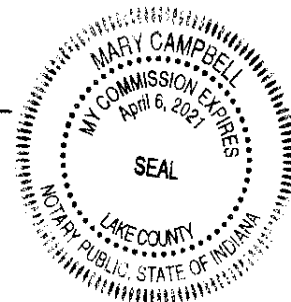
SS

I, Mary Campbell, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Kiel personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said document as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of November, 2013.

Mary Campbell  
Notary Public

My commission expires: April 6, 2021



# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: Patricia A. Jensen

Print Name: Patricia Jensen, as designee of Joyce N. Herrick

Date: November 27, 2013

Unit Number: 212

STATE OF ILLINOIS )

COUNTY OF COOK )

) SS

I, Rebecca L. Engel, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia Jensen, 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 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 official seal this 27 day of November, 2013.

Rebecca L. Engel  
Notary Public

My commission expires: 5-12-14



# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: \_\_\_\_\_

Print Name: Gerald Szymanski

Date: November \_\_, 2013

Unit Number: 311

By: Charmaine Szymanski

Print Name: Charmaine Szymanski

Date: November \_\_, 2013

Unit Number: 311

STATE OF ILLINOIS )

COUNTY OF COOK )

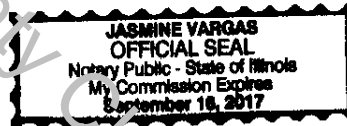
) SS

I, Jasmine Vargas, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Szymanski and Charmaine Szymanski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed 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 official seal this \_\_ day of November, 2013.

Jasmine Vargas  
Notary Public

My commission expires: 09-16-2017



STATE OF ILLINOIS )

COUNTY OF COOK )

) SS

I, \_\_\_\_\_, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ and \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed 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 official seal this \_\_ day of November, 2013.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: William R. Downs, Jr.

Print Name: William R. Downs, Jr.

Date: November 26, 2013

Unit Number: 310

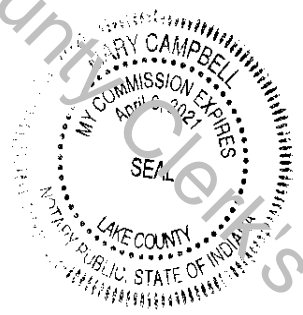
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, MARY Campbell, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Downs Jr, 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 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 official seal this 26 day of November, 2013.

Mary Campbell  
Notary Public

My commission expires: April 6, 2021





# UNOFFICIAL COPY

SIGNATURES OF UNIT OWNERS

By: Frederica Johnson

Print Name: Frederica Johnson

Date: November \_\_, 2013

Unit Number: 208

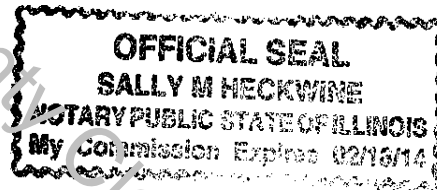
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Sally M. Heckwine, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frederica Johnson, 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 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 official seal this 3<sup>rd</sup> day of December, 2013.

Sally M. Heckwine  
Notary Public

My commission expires: Feb. 18, 2014



# UNOFFICIAL COPY

**SIGNATURES OF UNIT OWNERS**

By: Phyllis Palmquist

Print Name: Phyllis Palmquist

Date: November 30, 2013

Unit Number: 112

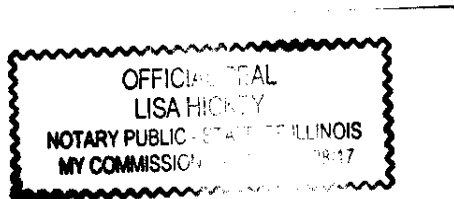
STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

I, Lisa Hickey, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Kiel personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said document as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30<sup>th</sup> day of November, 2013.

Lisa Hickey  
 Notary Public

My commission expires: 1/28/17



# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: *Dorothy Zuzich*

Print Name: Dorothy H. Zuzich

Date: November \_\_, 2013

Unit Number: 307

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, *Sally M. Heckwine*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Dorothy Zuzich*, 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 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 official seal this 2<sup>nd</sup> day of December, 2013.

*Sally M. Heckwine*  
Notary Public

My commission expires: *Feb 18, 2014*



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SIGNATURES OF UNIT OWNERS

By: Bernice Ward by Philip Ward  
*Her attorney in fact.*  
 Print Name: Bernice Ward

Date: November 25, 2013

Unit Number: 312

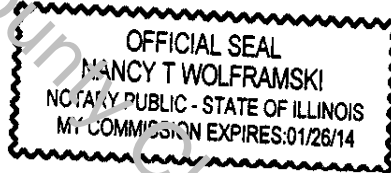
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, Nancy T. Wolframski a notary public in and for said County, in the State aforesaid,  
 DO HEREBY CERTIFY that Philip A. Ward, 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 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 official seal this 25<sup>th</sup> day of November, 2013.

*Nancy T. Wolframski*  
 Notary Public

My commission expires: 1-26-2014





# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: Edward Malacky

Print Name: Edward Malacky

Date: November \_\_, 2013

Unit Number: 209

By: Carolyn Malacky

Print Name: Carolyn Malacky

Date: November \_\_, 2013

Unit Number: 209

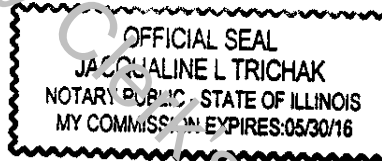
STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, Jacqueline Trichak, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lillian Malacky and Edward Malacky personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed 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 official seal this 30 day of November, 2013.

Jacqueline L. Trichak  
Notary Public

My commission expires: 5-30-2013





# UNOFFICIAL COPY

SIGNATURES OF UNIT OWNERS

By: Mary Brickford

Print Name: Mary Brickford

Date: November 26, 2013

Unit Number: 109

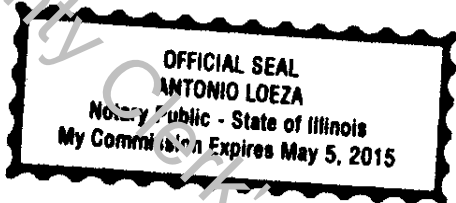
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK                                )

I, Antonio Loeza, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY A BRICKFORD, 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 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 official seal this 26 day of November, 2013.

Antonio Loeza  
Notary Public

My commission expires: 05/05/2015



Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: John Kruswicki

Print Name: John Kruswicki

Date: November \_\_, 2013

Unit Number: 111

STATE OF ILLINOIS )

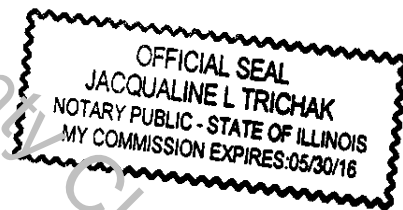
COUNTY OF COOK ) SS  
                              )

I, Jacqueline L. Trichak, a notary public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that John Kruswicki, 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 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 official seal this 27 day of November, 2013.

Jacqueline L. Trichak  
Notary Public

My commission expires: 5-30-2016



# UNOFFICIAL COPY

## SIGNATURES OF UNIT OWNERS

By: Gerard Ooms

Print Name: Gerard Ooms

Date: November \_\_, 2013

Unit Number: 210

By: Rena Ooms

Print Name: Rena Ooms

Date: November \_\_, 2013

Unit Number: 210

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Sally M. Heckwine, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerard Ooms and Rena Ooms, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed 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 official seal this 27<sup>th</sup> day of November, 2013.

Sally M. Heckwine  
Notary Public

My commission expires: Feb. 18, 2014



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Sally M. Heckwine, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerard Ooms and Rena Ooms, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed 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 official seal this 27<sup>th</sup> day of November, 2013.

Sally M. Heckwine  
Notary Public

My commission expires: Feb. 18, 2014



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

That part of the West 20 acres of that part lying South of the Grand Trunk Railroad of the East  $\frac{1}{2}$  of the South West  $\frac{1}{4}$  of Section 31, Township 36 North, Range 15 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point in the South line of said East  $\frac{1}{2}$  of the South West  $\frac{1}{4}$  distant 208.80 feet East of the South West corner thereof; thence North 00 degrees East on a line 208.80 feet East of (as measured at 90 degrees thereto) and parallel with the West line of the East  $\frac{1}{2}$  of said South West  $\frac{1}{4}$  208.80 feet; thence South 89 degrees 58 minutes 20 seconds East on a line 208.80 feet North of (as measured at 90 degrees thereto) and parallel with the South line of the East  $\frac{1}{2}$  of said South West  $\frac{1}{4}$  185.00 feet; thence South 00 degrees West on a line parallel with the West line of the East  $\frac{1}{2}$  of said South West  $\frac{1}{4}$ , 208.80 feet to the South line of said East  $\frac{1}{2}$  of the South West  $\frac{1}{4}$ ; thence North 89 degrees 58 minutes 20 seconds West on the last described course, 185.00 feet to the point of beginning (excepting therefrom that part taken for street) in Cook County, Illinois.

commonly known as 18560 Escanaba Court, Lansing, Illinois.

PINs: 30-31-325-038-1001; 1002; 1003; 1004; 1005; 1006; 1007; 1008; 1009; 1010; 1011; 1012; 1013; 1014; 1016; 1017; and 1018.

# UNOFFICIAL COPY

## SIGNATURES OF BOARD OF DIRECTORS OF FOREST VIEW CONDOMINIUM II, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: Gail Jackson  
Director

Print Name: GAIL JACKSON

Date: 11-29-2013

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

I, Jacqueline Trichak, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GAIL JACKSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Director of the Board of Forest View Condominium II, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29 day of NOVEMBER, 2013.

Jacqueline L. Trichak  
Notary Public

My commission expires: 5-30-2016



# UNOFFICIAL COPY

By: Will. R. Downs, Jr.  
Director

Print Name: WILLIAM R. DOWNS, JR.

Date: NOVEMBER 26, 2013

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, MARY Campbell, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Downs Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Director of the Board of Forest View Condominium II, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of NOV, 2013.

Mary Campbell  
Notary Public

My commission expires: April 6, 2021



# UNOFFICIAL COPY

By: Don B. Krueger  
Director

Print Name: DON B. KRUEGER

Date: November 26, 2013

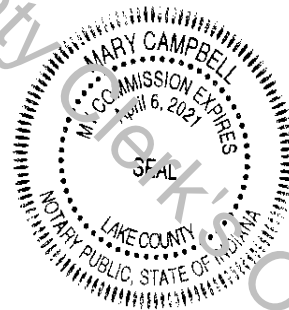
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Mary Campbell, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Don Krueger, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Director of the Board of Forest View Condominium II, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of November, 2013.

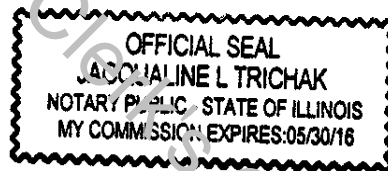
Mary Campbell  
Notary Public

My commission expires: April 6, 2021



**UNOFFICIAL COPY**By: Edward Malacky  
DirectorPrint Name: EDWARD MALACKYDate: 11-30-2013STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, JACQUALINE L TRICHAK, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD MALACKY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Director of the Board of Forest View Condominium II, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30 day of NOVEMBER, 2013.Jacqueline Trichak  
Notary PublicMy commission expires: 5-30-2016

# UNOFFICIAL COPY

## SIGNATURES OF BOARD OF DIRECTORS OF FOREST VIEW CONDOMINIUM II, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: John Kruswicki  
Director

Print Name: JOHN KRUSWICKI

Date: 11-27-13

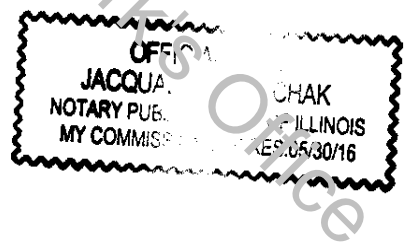
STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK       )

I, Jacqueline L. Prechal a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Kruswicki, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Director of the Board of Forest View Condominium II, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27 day of NOVEMBER 2013.

Jacqueline L. Prechal  
Notary Public

My commission expires: 5-30-2016





# UNOFFICIAL COPY

## AFFIDAVIT OF SERVICE

The undersigned, on behalf of the Company (defined below) being duly sworn according to law, deposes, certifies and says as follows:

1. The undersigned is the President of Forest View Condominium II, an Illinois not-for-profit corporation (the "Company")
2. That the undersigned officer is authorized to execute this affidavit pursuant to authority under the corporate by-laws of the Company.
3. On DECEMBER 5, 2013, the undersigned mailed a copy of the foregoing First Amendment to Amended and Restated Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Forest View Condominiums II to all mortgagees having mortgage liens of record against any Unit.

**IN WITNESS WHEREOF**, Affiant has executed this Affidavit of Service this 16<sup>TH</sup> day of DECEMBER 2013.

AFFIANT:

Forest View Condominium II, an Illinois not-for-profit corporation

By: William R. Downs, Jr.  
William R. Downs, Jr.  
Its: President

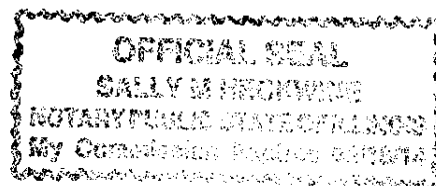
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, Sally M. Heckwine, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Downs, Jr. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of Forest View Condominium II, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16<sup>th</sup> day of DECEMBER, 2013.

Sally M. Heckwine  
Notary Public

My commission expires: Feb. 18, 2014



# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF Cook     )     SS.

## AFFIDAVIT OF MAILING

The undersigned, being the duly elected and acting President of the Forest View Condominiums II Unit Owners Association, hereby certify that a true and correct copy of the attached Amendment to Amended and Restated Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Forest View Condominiums II was mailed on December 5, 2013 (being not less than ten (10) days prior to the date of this Affidavit) to all mortgagees having bonafide liens of record against any unit in the condominium.

Dated: December 16, 2013

*William R. Downs, Jr.*  
William R. Downs, Jr.

Subscribed and Sworn to me this  
16<sup>th</sup> day of December, 2013.

*Sally M. Heckwine*  
Notary Public

