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This document prepared by:  
Central Law Group  
2822 Central Street  
Evanston, IL 60201

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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(Above space for recorder's use only)

**FIRST AMENDMENT  
TO DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS, COVENANTS  
AND BY-LAWS FOR  
4445 N. PAULINA PLACE CONDOMINIUM ASSOCIATION**

This First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 4445 N. Paulina Place Condominium Association (the "Declaration") made and entered into this 30<sup>th</sup> day of OCTOBER, 2013, by the Board of Managers (the "Board") of the 4445 N. Paulina Place Condominium Association (the "Association"), with the approval of the Unit Owners having in the aggregate at least sixty-seven percent (67%) of the total vote.

WITNESSETH:

By that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 4445 N. Paulina Place Condominium Association (the "Declaration") recorded May 17, 1999 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 99475729, LW-GEOFF GROUP, LIMITED PARTNERSHIP, an Illinois limited partnership, submitted that certain real estate located at and commonly known as 4445 N. Paulina, Chicago, IL, and legally described on Exhibit "A" attached hereto and made a part hereof to the provisions of the Illinois Condominium Property Act (765 ILCS 605/1 et seq (the "Act").

Article XV General Provisions, Section 15.08 Change, Modification or Rescission of the Declaration, provides that the provisions of the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the President or a Secretary of the Board and approved by the Unit Owners having in the aggregate, at least sixty-seven percent (67%) of the total vote at a meeting called for that purpose, provided, however, that all holders of first mortgages of record have been notified by certified mail of any change, modification or revision and provided further that any provisions herein which specifically grant rights to holders of first mortgages of record may be

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amended only with the written consent of all such holders of first mortgages. The change, modification or rescission shall be effective upon recordation of such instrument in the Office of the Recorder of Deeds of Cook County, Illinois, provided, however, that no such change, modification or rescission shall change the boundaries of any Unit, the allocation of percentages of ownership in the Common Elements and votes in the Association, quorum and voting requirements for actions by the Association, or liability for Common Expenses assessed against any Unit, except to the extent authorized by other provisions of this declaration or by the Act.

Article XI, Section 11.01(h) of the Declaration provides: Whenever required, the consent of a First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary in writing by the First Mortgagee within thirty (30) days after making the request for consent.

The Secretary has notified all holders of First Mortgages of this First Amendment by certified mail, and the First Mortgagees of at least fifty-one percent (51%) of the votes in the Association have consented or are deemed to have consented pursuant to Article XI, Section 11.01(h).

This First Amendment to the Declaration has been approved by the Unit Owners having in the aggregate at least sixty-seven percent (67%) of the total vote at a meeting called for said purposes on October 30, 2013.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. ARTICLE XVI. ROOF RIGHTS, SKYLIGHTS AND AIR CONDITIONING SYSTEMS. Section 16.2 is hereby amended to add the following language:  
All Work shall be completed in accordance with all applicable building, zoning or other codes and regulations issued by the City of Chicago or other governmental entities with jurisdiction over the Work.
2. Article XVI ROOF RIGHTS, SKYLIGHTS AND AIR CONDITIONING SYSTEMS. Section 16.5 of Article XVI is hereby amended by deleting the first sentence thereof and inserting the following sentence in its place: The roof decks, access stairs, air conditioning systems and/or skylights which may be so constructed shall contain no fences, barriers nor structures that exceed ten (10) feet in height above the roof of itself.
3. Except as expressly modified herein, all terms and conditions of the Declaration shall continue in full force and effect.

This First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 4445 N. Paulina Place Condominium Association shall be effective upon recording at the Office of the Cook County Recorder of Deeds.



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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 22 IN BLOCK 21 IN RAVENSWOOD IN SECTION 16, SECTION 17, AND SECTION 18,  
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Commonly known as: 4445 N. PAULINA, CHICAGO, IL 60640

<u>UNIT</u>	<u>PIN</u>
A-G	14-18-223-033-1001
A-1	14-18-223-033-1002
A-2	14-18-223-033-1003
A-3	14-18-223-033-1004
B-G	14-18-223-033-1005
B-1	14-18-223-033-1006
B-2	14-18-223-033-1007
B-3	14-18-223-033-1008
C-1	14-18-223-033-1009
C-2	14-18-223-033-1010
C-3	14-18-223-033-1011
D-1	14-18-223-033-1012
D-2	14-18-223-033-1013
D-3	14-18-223-033-1014
E-1	14-18-223-033-1015
E-2	14-18-223-033-1016
E-3	14-18-223-033-1017

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## EXHIBIT "B"

STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF COOK         )

### AFFIDAVIT

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

1. I, Deb Moran, am the duly elected and acting Secretary of the 4445 N. Paulina Place Condominium Association.

2. On October 30, 2013 at the meeting of the Unit Owners, duly noticed, the foregoing First Amendment Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 4445 N. Paulina Place Condominium Association was approved by the Board of Managers of the Associations, and the Owners of at least sixty-seven percent (67%) of the total vote have also approved said First Amendment.

1. A copy of the First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 4445 N. Paulina Place Condominium Association, to which this Certification is attached, has been sent to all First Mortgagees of record by certified mail and the Association received approval of the proposed First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 4445 N. Paulina Place Condominium Association from "the First Mortgagees of the individual Units representing at least fifty-one percent (51%) of the total vote" whether by affirmative writing or by expiration of a thirty (30) day period after the request for consent was made without having received a notice of non-consent from First Mortgagees of the individual Units representing over forty-nine percent (49%) of the total vote.

4445 N. PAULINA PLACE CONDOMINIUM ASSOCIATION

BY: Deb Moran  
 Its: Secretary

Subscribed and sworn to before me  
 this 15 day of January, 2014

[Signature]  
 Notary Public

