

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:

JOSEPH A. LAZARA & ASSOCIATES, P.C.  
7246 West Touhy Avenue  
Chicago, Illinois 60631

PIN: 13-36-229-037-0000



Doc#: 1434618019 Fee: \$80.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/12/2014 09:36 AM Pg: 1 of 7

LY

## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 2624 ARMITAGE CONDOMINIUM ASSOCIATION

This Amendment, made and entered into this 26<sup>th</sup> day of NOVEMBER  
2014, by the undersigned Declarant in accordance with the Article 20 of the Declaration  
of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for  
2624 Armitage Condominium Association recorded with the Cook County Recorder of  
Deeds as Document #1426018023 and recorded on September 17, 2014 and re-recorded  
as Document # 1431416095 and recorded on NOVEMBER 10, 2014.

WITNESSETH:

WHEREAS, by a Declaration of Condominium (Declaration) recorded in the  
Recorder's Office of Cook County, Illinois, as Document #1426018023 and recorded on  
September 17, 2014 and re-recorded as Document # 1431416095 and  
recorded on NOVEMBER 10, 2014, the Declarant submitted certain real estate to the  
provisions of the Illinois Condominium Property Act (Act); and

WHEREAS, Articles 20 of the Declaration permits the Owners to amend the  
Declaration; and

WHEREAS, the Condominium Survey allocates that the building roof is a common  
element ("CE") and that it does not reflect that the building roof deck is a limited  
common element for the exclusive use and benefit of Unit 4A ("LCE #4A")

WHEREAS, the Unit Owners now desire to so amend the Declaration to clearly  
reflect that building roof is a common element ("CE") and that the building roof deck is a  
limited common element for the exclusive use and benefit of Unit 4A ("LCE #4A");

RECORDING FEE 80  
DATE 12-12-14 COPIES 6  
OK BY [Signature]

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NOW, THEREFORE, the Unit Owners do hereby amend the Declaration as follows:

1. The building roof shall be a common element ("CE") and the building roof deck is a limited common element for the exclusive use and benefit of Unit #4A ("LCE #4A). Such common element of the building roof ("CE") and limited common element for the exclusive use and benefit of Unit 4A ("LCE #4A) is reflected on the Plat amendment attached as Exhibit "A" to this Amendment. The Association shall be responsible for the maintenance costs of the Common Element building roof and the Unit Owner shall be responsible for the cost and maintenance of the building roof deck.
2. Except as expressly set forth herein, the Declaration of Condominium Ownership and all exhibits thereto shall remain in full force and effect in accordance with their terms.
3. This Amendment may be executed in counterparts and counterpart signatures shall have the same valid, legally-binding effect as if signed together.


IN WITNESS WHEREOF, the Unit Owners individually have caused their signatures to be affixed hereunto and have caused their names to be signed to these presents on the day and year first above written.

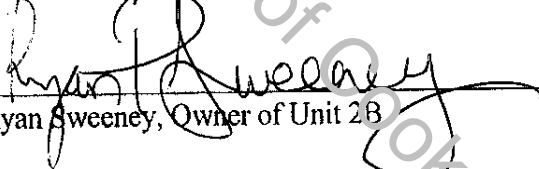
**[Signature Pages, Notary, and Affidavit on the Following Pages]**

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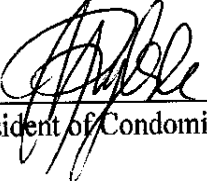
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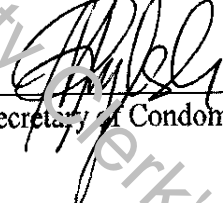
2624 Armitage, LLC, an Illinois limited  
Liability company

By:   
Margaret Ryuska, Member and Owner of  
Units 2A, 3A, 3B, 4A, and 4B

  
Ryan Sweeney, Owner of Unit 2B

ATTESTS:

  
President of Condominium Board

  
Secretary of Condominium Board

County Clerk's Office

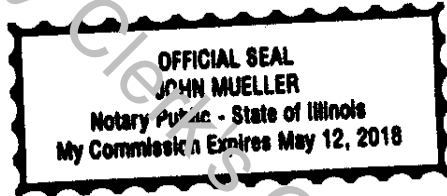
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STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF ~~COOK~~ <sup>Polk</sup>        )

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ryan Sweeney, personally known to be the same person whose name is subscribed to the foregoing instrument, and, as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20 day of November, 2014

John Mueller  
 Notary Public

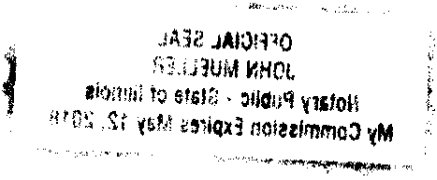


X Ryan Sweeney

Ryan Sweeney

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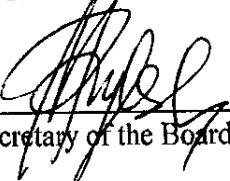
## AFFIDAVIT OF SECRETARY PURSUANT TO ARTICLES 20 OF THE DECLARATION OF CONDOMINIUM OWNERSHIP

I, Margaret Rybska, Sole Member of 2624 Armitage, LLC, the Secretary of the Board of The 2624 Armitage Condominium Association, pursuant to Article 20 of the Declaration of Condominium of the 2624 Armitage Condominium Association, under oath, hereby certify and affirm as follows:

1. That 100% of the Unit Owners have approved such Amendment at the meeting of Unit Owners duly called for such purpose.
2. That all lien holders of record have been given notice of such Amendment to the Declaration of Condominium Ownership, such notice having been mailed not less than ten (10) days prior to the date of this Affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: 11/26/2014

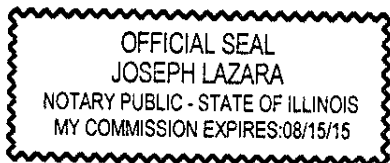
  
Secretary of the Board

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, JOSEPH LAZARA, a Notary Public in and for said County and State, do hereby certify that MARGARET RYBSKA, personally known to me to be the same person whose name is subscribed to the foregoing instruments, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26<sup>th</sup> day of NOVEMBER 2014.

  
Notary Public



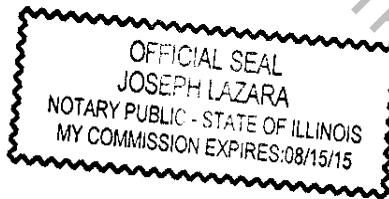
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STATE OF ILLINOIS     )  
                                   ) SS.  
 COUNTY OF COOK        )

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret Rybeka personally known to be the same person whose name is subscribed to the foregoing instrument, and, as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal this 21 day of NOVEMBER 2014

Joseph Lazara  
 Notary Public

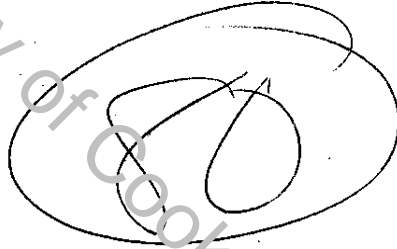


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# **EXHIBIT**

## **ATTACHED TO**



6pgs

1Ex

7

## **DOCUMENT**

# **SEE PLAT INDEX**

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