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This Instrument Was Prepared By
And After Recording Return To:

Lisa M. Raimondi
Raimondi Law Group
15774 S. LaGrange Road, #161
Orland Park, Illinois 60462



Doc#: 1506829047 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2015 12:37 PM Pg: 1 of 8

Address of Property:

1453-59 West Lawrence Avenue
Chicago, Illinois

PINS:

14-17-101-030-1001; 14-17-030-1002; 14-101-030-1003; 14-17-101-030-1004; 14-17-101-030-1005; 14-17-101-030-1006; 14-17-101-030-1007; 14-17-101-030-1008; 14-17-101-030-1009; 14-17-101-030-1010; 14-17-101-030-1011; 14-17-101-030-1012; 14-17-101-030-1013; 14-17-101-030-1014; 14-17-101-030-1015; 14-17-101-030-1016; 14-17-101-030-1017; 14-17-101-030-1018; 14-17-101-030-1019; 14-17-101-030-1020; 14-17-101-030-1021

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS AND COVENANTS FOR DOVER PLACE CONDOMINIUMS

THIS THIRD AMENDMENT to the Declaration of Condominium Ownership and By-Laws, Easements and Covenants is made and entered into this 9 day of ~~February~~ *March*, 2015 by the members of the Dover Place Condominiums as follows:

WITNESSETH:

WHEREAS, a Declaration of Condominium Ownership and By-Laws, Easements and Covenants For Dover Place Condominiums for the Dover Place Condominiums (hereinafter referred to as the "Declaration") has previously been filed in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 90222372, by which the real estate commonly known as 1453-59 West Lawrence Avenue, Chicago, Illinois (hereinafter referred to as the "real estate") was submitted to the provisions of the Condominium Act of the State of Illinois, said real estate being legally described in Exhibit "A" attached hereto and made part hereof; and

WHEREAS, the First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Dover Place Condominiums

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(hereinafter referred to as the "First Amendment") has previously been filed in the office of the Recorder of Deeds of Cook County, Illinois as Document No.93706907;

WHEREAS, the Second Amendment to Declaration of Condominium Ownership and By-Laws, Easements and Covenants For Dover Place Condominiums (hereinafter referred to as the "Second Amendment") has previously been filed in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 93706908;

WHEREAS, The Dover Place Condominium Association was formed and is the governing body for the unit owners of the Parcel of Real Estate in accordance with Paragraph 7.01 of the Declaration and Paragraph 4 of the First Amendment.

WHEREAS, the Board of Directors of The Dover Place Condominium Association is exercising its powers, rights, duties and function of the Board of Directors in accordance with 20.06(c) of the Declaration to correct an omission or error in the Declaration.

WHEREAS, two-thirds (2/3) of all members of the Board have consented to and signed this Third Amendment in accordance with Paragraph 20.06 of the Declaration and notice has been sent to all lien holders of record;

WHEREAS, The Dover Place Condominium Association desires to correct the original Declaration which should have designated Units 3B and 3C as one single combined unit (Unit 3-C) as was set forth on the first deed from the Developer to the first unit owner and has continued in subsequent deeds;

WHEREAS, two-thirds (2/3) of the Board members have approved the following amendments to the Declaration of Condominium Ownership For Dover Place Condominiums;

NOW, THEREFORE, the Board of Directors of The Dover Park Condominium Association does hereby amend the Declaration as follows:

1. Section 2.01 of the Declaration is hereby deleted and replaced with:

"2.01 Description. All units located on the Property are delineated on the Survey, referred hereto as Exhibit "A" and made a part of the Declaration, and are legally described as follows:

	1-A	2-A	3-A
	1-B	2-B	
Units	1-C	2-C	3-C (<i>includes unit 3-B</i>)
	1-D	2-D	3-D
	1-E	2-E	3-E
	1-F	2-F	3-F
	1-G	2-G	B-G
	B-A	B-B	B-C

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B-D

as delineated on the Plat of Survey of the following described Parcel of real estate:

LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST $\frac{1}{2}$ OF THE SAID NORTHWEST $\frac{1}{4}$ OF SECTION WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

Which survey is attached as Exhibit "A" to the First Amendment to the Declaration recorded in the office of the Recorder of Deeds of Cook County, Illinois at Document No. 93207907.

It is understood that each Unit consists of the space enclosed or bounded by the horizontal and Vertical plans set forth and identified as a Unit in the delineation thereof in Exhibit "A". The legal description of each Unit shall consist of the identifying number or symbol as such Unit followed by the legal description of the Property, as shown on Exhibit "A". Except as otherwise provided in Section 2.02, 3.01 and other applicable provisions hereof, all space, fixtures and improvements located within the boundaries of a Unit shall be deemed a part of that Unit. Except as provided by the Act, no Unit Owner shall, by deed, plat or otherwise subdivide or in any other manner cause the Unit to be separated into any tracts or parcels different from the whole Unit as shown on Exhibit "A". *Notwithstanding anything to the contrary, Unit 3-C shall legally constitute Units 3-B and 3-C as shown on Exhibit "A" combined together, and shall be classified as one single unit and all common areas enveloped due to this combination shall become a part of Unit 3-C, and shall no longer constitute common elements.* If the Developer shall choose to configure Units 3-E and 3-F as one unit (delineated as Unit 3-E on the survey attached to the original, unamended Declaration) then the common areas enveloped by said reconfiguration shall become part of Units 3-E and 3-F, and shall no longer constitute common elements. Also, units B-A, B-B, B-C and B-D may only be owned by the legal titleholder of another Unit on the first, second or third floor of the Dover Place Condominium, or by the legal titleholder of Unit B-G."

2. Exhibit "B" to the First Amendment is hereby deleted and replaced with:

"PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS

<u>UNIT NO.</u>	<u>PERCENTAGE</u>	<u>UNIT NO.</u>	<u>PERCENTAGE</u>
1-A	.0658	2-A	.0667
1-B	.0506	2-B	.0515
1-C	.0395	2-C	.0404
1-D	.0363	2-D	.0371

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CONSENT OF BOARD MEMBERS

The following members of the Board of Directors of The Dover Place Condominium Association, representing two-thirds (2/3) of its members, consent to the Third Amendment to the Declaration of Condominium Ownership for Dover Place Condominiums, Chicago, Illinois.

<u>Eileen Jaxer</u>	<u>1E</u>
Name	Unit Number
<u>GC Jr</u>	<u>2C</u>
Name	Unit Number
<u>Alan</u>	<u>3C</u>
Name	Unit Number
<u>Shirley Johnson</u>	<u>B-4</u>
Name	Unit Number
<u>Kris Terson</u>	<u>1A</u>
Name	Unit Number
_____	_____
Name	Unit Number

CERTIFICATION

I, Kris Terson, as Secretary of The Dover Place Condominium Association, hereby certify that the above-signatures represent two-thirds of the members of the Board of Directors and that they have provided their consent for the Third Amendment to the Declaration of Condominium Ownership For Dover Place Condominiums, Chicago, Illinois.

I further certify that a copy of the Third Amendment to the Declaration of Condominium Ownership For Dover Place Condominiums, Chicago, Illinois has been sent to all known lien holders of record.

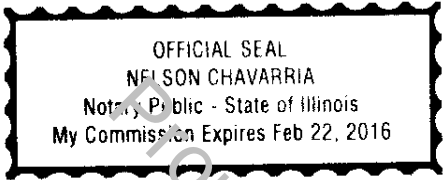
Kris Terson
Secretary

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GIVEN under my hand and notarial seal this 8 day of ^{March}~~February~~, 2015.



Notary Public



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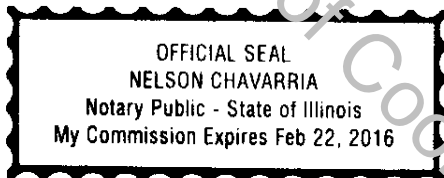
STATE OF ILLINOIS)
) SS
COUNTY OF COOK _____)

I, Nelson Chavarría, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KRIS TERRINES, as Secretary of the Dover Place Condominium Association, 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, 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 8 day of March, 2015.

[Signature]

Notary Public



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LEGAL DESCRIPTION

LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST $\frac{1}{2}$ OF THE SAID NORTHWEST $\frac{1}{4}$ OF SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

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