



Doc#: 1511256113 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2015 02:47 PM Pg: 1 of 6

Return to:
PROPERTY STLE, LLC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062
2012 PTK 01230

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND
BYLAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR
GLENCOE SOUTH CONDOMINIUMS

THIS THIRD AMENMDNET TO DECLARATION is made and entered into this 13th day
of April, 2015, by all the owners of the Glencoe South Condominiums ("Owners").

WITNESSETH

WHEREAS, by a Declaration of Condominium Ownership and By-Laws,
Easements, Restrictions, and Covenants ("Declaration"), recorded on October 19, 2000,
in the office of the Recorder of Deeds of Cook County, Illinois as Document No.
00822106, the original Declarant subjected the Real Estate legally described on Exhibit
"A" attached thereto and made a part hereof ("Property") to the covenants, restrictions,
easements, charges, and liens set forth therein; and

WHEREAS, the Declarant amended the original Declaration of Condominium on
October 1, 2002, recorded October 8, 2002, as document number 0021103020 (First
Amendment To Declaration of Condominium Ownership and By-Laws, Easements,
Restrictions, and Covenants for Glencoe South Condominiums) and on June 16, 2013,
recorded June 18, 2013, as document number 1316929075 and re-recorded on August 7,
2013 as document number 1321912096 (Second Amendment To Declaration of
Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for
Glencoe South Condominiums).

WHEREAS, the Owners desire to amend the Declaration again.

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

1. That ARTICLE XVII, Covenants and Restrictions as to Use and Occupancy, more specifically as relates to No. 7, Floor Covering, shall be amended to allow for hardwood floors to be installed on the second floor of Unit 314. § 312.

(M) (B) (C)

Installation must perform to attached spec sheet.

(S) (D) (E)

2. Except as expressly set forth herein, the Declaration as previously amended shall remain in full force and effect in accordance with its terms.

3. THIS THIRD AMENDMENT TO DECLARATION is executed by the Owners of all the units to the GLENCOE SOUTH CONDOMINIUMS, as Owners aforesaid, in the exercise and power and authority conferred upon and divested in it as such Owners. It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that the Owners have joined in the execution of this Declaration for the sole purpose of subjecting the current title holding interests and any future title holding interests to the terms of this Third Amendment. That any and all obligations, duties, covenants and agreements of every nature herein set forth by Owners, to be kept and performed, are intended to be kept, performed and discharged by the current owners of the units, and/or their successors and assigns.

IN WITNESS WHEREOF, the said Owners have caused their signatures to be affixed hereunto and have caused their names to be signed to these presents this 13th day of April, 2015.

Mark Brennan

Owner, Unit 312

[Signature]

Owner, Unit 314

[Signature]

Owner, Unit 316

C/k/a: 312-316 South Avenue, Glencoe, IL 60022
PIN: 05-07-402-024-1001; 05-07-402-024-1002; 05-07-402-024-1003
See Attached Legal Description

Prepared by and ~~return to:~~
Mitchell B. Ruchim
RUCHIM & HUDSON, P.C.
3000 Dundee Road, Suite 415
Northbrook, IL 60062
Phone: (847) 272-2800

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To: _____

_____ *N/A* _____ *N/A*


PROOF OF MAILING

I, MITCHELL B. RUCHIM, on oath state that on April 13, 2015, I sent a copy of the attached recorded Third Amendment to Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for Glencoe South Condominiums, to the above named mortgage companies by depositing the same in a U.S. Post Office located in Northbrook, Illinois, via certified mail, return receipt requested.

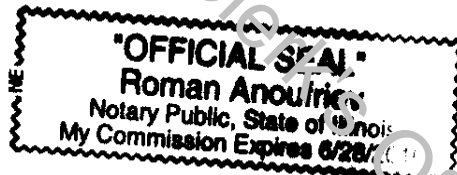


 Mitchell B. Ruchim

SUBSCRIBED AND SWORN to
 Before me this 14 day of
 April, 2015.



 Notary Public



RUCHIM & HUDSON, P.C.
 Attorney for Marc and Cynthia Trestman
 3000 Dundee Road, Suite 415
 Northbrook, Illinois 60062
 Phone: (847) 272-2800
 Attorney No. 18965

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UNITS 312, 314 and 316 IN GLENCOE SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 9 LYING WESTERLY OF A LINE BEGINNING IN THE NORTHERLY LINE OF SAID LOT, 60 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF AND EXTENDING SOUTHERLY PARALLEL WITH THE WESTERLY LINE TO THE SOUTHERLY LINE THEREOF IN BLOCK 1 IN HARTWELL' S ADDITION TO GLENCOE, BEING A SUBDIVISION OF THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (LYING EAST AND ADJOINING THE CENTER OF VERNON AVENUE AND WEST AND ADJOINING THE CHICAGO AND MILWAUKEE RAILROAD RIGHT OF WAY) OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00822106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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YELENA SHVARTSMAN

As an Agent for Fidelity National Title Insurance Company

400 Skokie Blvd.# 380 Northbrook, Illinois 60062

Commitment Number: PT15_01230AA1

SCHEDULE C

PROPERTY DESCRIPTION

Property commonly known as:
314 SOUTH AVENUE
GLENCOE, IL
Cook County

The land referred to in this Commitment is described as follows:

UNIT 314 IN GLENCOE SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 9 LYING WESTERLY OF A LINE BEGINNING IN THE NORTHERLY LINE OF SAID LOT, 60 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF AND EXTENDING SOUTHERLY PARALLEL WITH THE WESTERLY LINE TO THE SOUTHERLY LINE THEREOF IN BLOCK 1 IN HARTWELL'S ADDITION TO GLENCOE, BEING A SUBDIVISION OF THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (LYING EAST AND ADJOINING THE CENTER OF VERNON AVENUE AND WEST AND ADJOINING THE CHICAGO AND MILWAUKEE RAILROAD RIGHT OF WAY) OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00822106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00822106.

05-07-402-024-1002

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Attachment to the Addendum.

Darek Zukowski
NWFA Certified Floor Professional
Chicagoland Flooring, Inc.
773-775-8577

Specs for wood flooring installation on the second floor of 314 South, Glencoe, IL

1. The work should be performed by NWFA certified floor professional to assure quality installation that follows industry standards. You can find NWFA certified installers at www.woodfloors.org.
2. Scope of the installation work. Installation should follow NWFA Installation Guidelines and Acousti-Tech 7000 manufacturer.
NWFA Installation Guidelines. Chapter 1. Jobsite evaluation.
 - 2.1 Carpet, foam, tack strips removal and proper disposal.
 - 2.2 Evaluation of the concrete subfloor for flatness, soundness and moisture exposure. Perform leveling and other work as needed to confirm
 - 2.3 Supply and install Acousti-Tech 7000 membrane as per manufacturer guidelines over concrete subfloor in one bedroom. Approx. thickness is 8 mm (1/4")
 - 2.4 Establish and document job site conditions for subfloor and flooring by measuring temperature, relative humidity and moisture content of wood and plywood.
 - 2.5 Supply and install 3/4" thick floating plywood double layered subfloor over membrane as per Chapter 6. NWFA guidelines with proper spacing to limit sound transmission. No fasteners to penetrate membrane.
 - 2.6 Based on readings obtained prepare acclimation schedule for wood flooring.
 - 2.7 After proper acclimation install oak flooring straight direction by nailing into floating plywood layer only. Recheck moisture content prior to sanding and finishing.
 - 2.8. Sand, stain and refinish as per NWFA Sand and Finish Guidelines

*Use water based sealer.
The boards Right to inspect during construction*

Thank you,

Darek Zukowski
NWFA Certified Floor Professional
Chicagoland Flooring, Inc.
773-775-8577

(Handwritten initials and stamps)

Office