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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/02/2015 11:10 AM Pg: 1 of 3

Prepared by, and after
Recording return to:
Barry A. Ash, Esq.
Ash Anos Freedman & Logan
77 W. Washington St., Ste 1211
Chicago, IL 60602

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FIRST AMENDMENT TO DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE TOWNHOMES OF PARK PLACE HOMES ASSOCIATION

This First Amendment is made this 30th day of October, 2015, by Park Place Ventures, LLC, an Illinois Limited Liability Company ("Park Place")

RECITALS:

WHEREAS, on or about January 11, 2008, 5007 Lawndale Corporation caused to be executed a certain Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for the Townhomes of Park Place Homes Association, which was duly recorded with the Cook County Recorder of Deeds on February 7, 2008, as document number 0803815052 ("Declaration"); and

WHEREAS, pursuant to Section XII (6) thereof, the Declaration may be amended by an instrument executed and acknowledged by the Board and approved by the Owners of not less than 67% of the Townhome Units which are subject to the provisions of the Declaration, and containing an affidavit by an officer of the Board of Directors certifying that a copy of the amendment has been mailed by certified mail to all Eligible Mortgagee Holders having bona fide liens of record against any Townhome Unit not less than ten (10) days prior to the date of such affidavit.

WHEREAS, Park Place is the owner of not less than three quarters (3/4) of the Townhome Units and intends to hereby amend the Declaration.

NOW, THEREFORE, Park Place declares that the Declaration is hereby amended as follows:

1. The Development Site and the Common Property are each amended to delete therefrom the property described on Exhibit "A" attached hereto.

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2. An affidavit, as defined in Section XII (6) of the Declaration, is attached hereto as Exhibit "B".

3. In all other respects the Declaration, as hereby amended, is ratified and confirmed and shall continue in full force and effect.

IN WITNESS WHEREOF, Park Place has executed this Amendment on the date first written.

Park Place Venture, LLC

By: Michael E. Esposito
Print Name: Authorized Member

STATE OF ILLINOIS

COUNTY OF COOK

Margaret A. Grassano a Notary Public in and for said County and State, does hereby certify that Michael E. Esposito an authorized Member of Park Place Venture, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the within Amendment caused same to be duly executed as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes as therein set forth.

Given under my hand and notarial seal this 27th day of October, 2015.

Margaret A. Grassano Notary public



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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 3 AND 4 IN PARK PLACE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, S. CENTRAL PARK AVENUE, S. MILLARD AVENUE, W. 50TH STREET, AND THE 16 FOOT ALLEY LYING BETWEEN SAID LOTS 64 AND 65 IN PARK PLACE UNIT 1, BEING A SUBDIVISION IN THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESSES:

LOT 1: 4951-57 S. LAWNDALE, CHICAGO, IL 60632; 3642-3650 WEST 50TH, CHICAGO, IL AND 4958 S. MILLARD, CHICAGO, IL, 60632

TAX NUMBERS: 19-11-124-001, 19-11-124-002 AND 19-11-124-003

LOT 2: 4940 S MILLARD, CHICAGO, IL 60632; 3618-3630 W 49TH PLACE, CHICAGO, IL, 60632

TAX NUMBERS: 19-11-124-003, 19-11-124-004, 19-11-124-005, 19-11-124-006, 19-11-124-007 AND 19-11-124-009

LOT 3: 3617-3629 W 49TH PLACE, CHICAGO, IL 60632

TAX NUMBERS: 19-11-124-009 AND 19-11-124-010

LOT 4: 4957 S MILLARD, CHICAGO, IL 60632; 3616-3624 W 50TH, CHICAGO, IL 60632

TAX NUMBER: 19-11-124-011

PARCEL 2:

LOTS 25 AND 26 IN PARK PLACE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2007 AS DOCUMENT NO. 0734003180, IN COOK COUNTY, ILLINOIS.

Property address: 3640 West 51st Street, Chicago, IL 60632

Tax Numbers: 19-11-121-025 and 19-11-121-026