



Doc#: 1601315024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2016 01:57 PM Pg: 1 of 5

This document prepared
by and mail to:

1 of 3

William J. Seitz
155 North Michigan Avenue
Suite 519
Chicago, IL 60601-7932

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS,
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
THE RACQUET CLUB CONDOMINIUM

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR
THE RACQUET CLUB CONDOMINIUM (this "First Amendment") is made and entered into
by 1101 Dodge LLC, an Illinois Limited Liability Company (hereafter "Declarant").

WITNESSETH:

E STOPA

WHEREAS, Declarant made and entered into that certain Declaration of Condominium
Ownership and By-Laws, Easements, Restrictions and Covenants for Racquet Club
Condominium, dated as of October 5, 2015, and recorded with the Recorder of Deeds of Cook
County, Illinois on October 19, 2015 as Document No. 1529229063 (the "Original Declaration").
The Original Declaration, as amended by this First Amendment, is collectively referred to herein
as the "Declaration";

WHEREAS, the Declarant is the legal title holder of the following described real estate
situated in the City of Evanston, County of Cook and State of Illinois:

15025897Nc

LOTS 7 AND 8 IN BLOCK 9 IN CHASE AND PITNER'S ADDITION TO
EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 24 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 71 1/2 FEET) IN SECTION 13,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-24-208-032-0000

Common Address: 1101 Dodge Avenue, Evanston IL. 60202

Box 400

RECORDING FEE 46.00
DATE 1/13/2016 COPIES 6x
BY JBL

UNOFFICIAL COPY

WHEREAS, under the Declaration, Declarant has heretofore submitted all of the property described on Exhibit "A" and made a part hereof to the provisions of the Condominium Property Act of the State of Illinois, and created the condominium under the Declaration, it being understood that Exhibit "A" comprises all of the Premises legally described on Exhibit "A" to the Original Declaration

WHEREAS, pursuant to ARTICLE XVIII, 7. Special Amendment of the Original Declaration, the Declarant reserves the right and power to record a Special Amendment to the Declaration at any time and from time to time to amend this Declaration for any supplement or amendment thereto.

NOW THEREFORE, pursuant to ARTICLE XVIII, Declarant hereby declares as follows:

1. All capitalized terms that are used but are not defined in this First Amendment shall have the respective meanings given to such terms in the Declaration. From and after the date of this First Amendment, the term "Declaration" as used in this Amendment and in the Declaration shall mean the Original Declaration, as amended by this First Amendment.

2. Pursuant to ARTICLE XVIII of the Original Declaration, effective as of the date of the recording of this First Amendment, the Article V, Common Expenses, Mortgages and Real Estate Taxes, of the Declaration is revised to read:

"1. Common Expenses. Each Unit Owner shall pay his proportionate share of the common expenses of administration, maintenance and repair of the Common Elements and of any other expenses incurred in conformance with the Declaration and By-Laws or otherwise lawfully agreed upon. Such proportionate share of the common expenses for each Unit Owner shall be in the same ratio as his percentage of ownership in the Common Elements. Payment thereof shall be in such amounts and at such times as determined in the manner provided in the By-Laws. If any Unit Owner shall fail or refuse to make any such payment of the common expenses when due, the amount thereof shall constitute a lien on the interest of such Unit Owner in the Property as provided in the Act. Each Unit Owner shall deposit with the Developer, or its successor in interest, at the time of Closing of his purchase of his Unit, an amount equal to two ~~three~~ times the first full monthly assessment for such Unit, which the Board shall use for working capital needs."

3. Pursuant to ARTICLE XVIII of the Original Declaration, effective as of the date of the recording of this First Amendment, the parking space assignments are revised. Exhibit B to the Declaration is revised as set forth in the attached revised amendment.

4. All of the provisions of the Declaration shall be deemed to apply to all of the Units and to all of the Common Elements.

5. Insofar as the terms, provisions and exhibits of this First Amendment purport to amend or modify or are in conflict with the terms, provisions and exhibits of the Declaration, the terms, provisions and exhibits of this First Amendment shall govern and control. In all other

UNOFFICIAL COPY

respects, the terms, provisions and exhibits of the Declaration shall remain unmodified and in full force and effect. This First Amendment is incorporated into and made a part of the Declaration, and any and all references in the Declaration shall hereafter mean the Declaration as amended by this First Amendment.

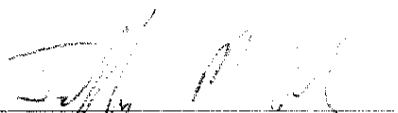
[no further text on this page-signature page follows]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Declarant has caused this instrument to be signed and sealed in Evanston, Illinois, this 5 day of ~~December~~, 2015.

January 2016



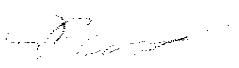
1101 Dodge LLC
By: Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

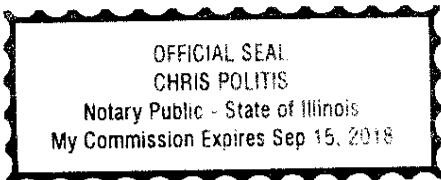
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that 1101 Dodge LLC, by its duly authorized managing member, appeared before me this day in person and acknowledged that it signed and delivered the said instrument as its free and voluntary act for the purposes set forth therein.

Given under my hand and notarial seal this 5 day of ~~December~~, 2015.

Jan 2016



Notary Public



UNOFFICIAL COPY

EXHIBIT B
TO DECLARATION OF CONDOMINIUM FOR THE
THE RACQUET CLUB CONDOMINIUM –
SCHEDULE OF PERCENTAGE INTEREST IN THE COMMON
ELEMENTS

Unit Number	Parking Space – Limited Common Element	Percentage Interest
201	P-12	19.42%
202	P-9	13.97%
203	P-13	10.44%
204	P-14	8.80%
205	P-15	8.45%
206	P-18, P-19	8.45%
207	P-7	13.97%
208	P-17	13.97%
101	P-16, P-20, P-21, P-5, P-6	0.41%
G-1		0.53%
G-2		0.53%
G-3		0.53%
G-4		<u>0.53%</u>
		100%

Changes in Bold