

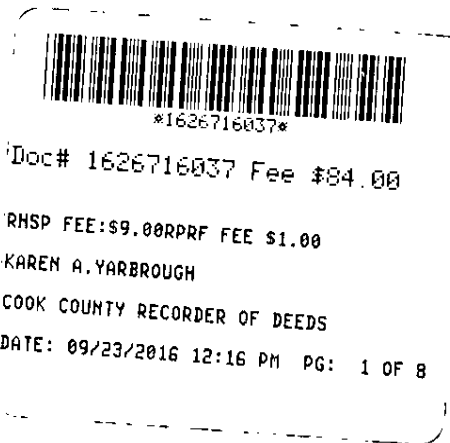
# UNOFFICIAL COPY

**AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM PURSUANT  
TO THE CONDOMINIUM  
PROPERTY ACT FOR  
STONEGATE TERRACE  
CONDOMINIUM**

**COMBINATION OF UNITS  
302 AND 401**

**CORRECTION OF  
SCRIVENER'S ERROR**

(Affects percentage  
ownership interests)



This Amendment to the Declaration of Condominium Pursuant to the Condominium Property Act for Stonegate Terrace Condominium is made by the Board of Directors (the "Board") of the Stonegate Terrace Condominium Association (the "Association"):

**WITNESSETH:**

WHEREAS, the property described on Exhibit 1 hereto was submitted to the provisions of the Illinois Condominium Property Act by the Declaration of Condominium Pursuant to the Condominium Property Act for Stonegate Terrace Condominium recorded on February 24, 1999 in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 99184098 (the "Declaration").

WHEREAS, Units 302 and 401 in the Association (the "Affected Units") are owned by Martin J. Joyce Jr. and Mary Jo Joyce (the "Owners").

WHEREAS, the Owners of the Affected Units have made written application to the Board, pursuant to Section 31 of the Illinois Condominium Property Act, requesting an amendment to the Declaration to combine the Affected Units into a single unit to be designated "Unit 401", as depicted on Exhibit 2 hereto.

WHEREAS, the Owners of the Affected Units have joined in this Amendment to evidence their consent to the terms hereof.

WHEREAS, this Amendment to the Declaration is being made by the Board pursuant to authority granted by Section 31 of the Illinois Condominium Property Act.

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING RETURN TO:

BEAU L. WAGNER  
2777 FINLEY ROAD  
SUITE 26  
DOWNERS GROVE, IL 60515

COMMON ADDRESS

615 WEST DEMING PLACE  
CHICAGO, ILLINOIS 60614

PINS 14-28-314-036-1001 THROUGH  
14-28-314-036-1044

Amount Paid 84.00  
DATE 9-23-16 COPIES 6  
OK BY [Signature]

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WHEREAS, the Plat attached as Appendix "D" to the Declaration erroneously omits the depiction of the Limited Common Element balcony appurtenant to Unit 302 which was not intended by the Declarant and is a Scrivener's error which the Board wishes to now correct by recording this Amendment which includes a corrected depiction of the 3<sup>rd</sup> floor of the Association's Building including the previously omitted depiction of the Limited Common Element balcony appurtenant to Unit 302.

WHEREAS, Section 27(b)(1) of the Illinois Condominium Property Act authorizes the correction of an omission or other error in a declaration, bylaws, plat of survey or other condominium instrument by an amendment to such declaration, bylaws, plat of survey or other condominium instrument approved by a vote of two-thirds of the members of the condominium association's Board of Managers.

WHEREAS, more than two-thirds of the members of the Association's Board of Managers have, at a meeting of the Board of Managers called for such propose and held on 9-14 2016, duly voted to correct the scrivener's error contained in Appendix "D" to the Declaration by recording this Amendment which replaces the erroneous depiction of the 3<sup>rd</sup> floor of the Association's Building recorded as part of Appendix "D" to the Declaration with the correct depiction of the 3<sup>rd</sup> floor of the Association's Building attached hereto as Exhibit 2.

NOW, THEREFORE, the Board amends the Declaration as follows:

1. Combination of Units. Units 302 and 401 are hereby combined into a single Unit to hereafter be known as "Unit 401", as depicted on Exhibit 2 hereto.
2. Reassignment of Limited Common Elements. All of the Limited Common Elements appurtenant and assigned to Unit 302 prior to the recording of this Amendment shall hereinafter be reassigned to Unit 401 as an inseparable appurtenance thereto.
3. Combination of Percentage Interest. The percentage interest in the Common Elements heretofore allocated to Unit 302 in Appendix B to the Declaration is 5.53% the percentage interest in the Common Elements heretofore allocated to Unit 401 in Appendix B to the Declaration is 5.53%, for a total of 11.06%. Accordingly, Appendix B to the Declaration is hereby amended to delete the reference to Unit 302 and to allocate to Unit 401 a percentage interest in the Common Elements of 11.06%.
4. Amendment of Plat of Survey. The Plat of Survey attached to the Declaration as Appendix D is hereby amended by replacing the depiction of the 3<sup>rd</sup> and 4<sup>th</sup> floors therein with the depiction of the 3<sup>rd</sup> and 4<sup>th</sup> floors attached hereto as Exhibit 2 which depicts the boundaries of Unit 401 and the Limited Common Element balcony appurtenant thereto.
5. Continuation. Except as expressly modified herein, all terms and conditions of the Declaration (as heretofore amended) shall continue in full force and effect.

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NOW, THEREFORE, the Board has caused this Amendment to Declaration to be executed and delivered this 14 day of SEPTEMBER, 2016.

**STONEGATE TERRACE  
CONDOMINIUM ASSOCIATION**

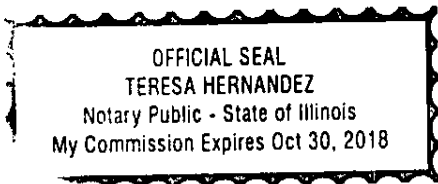
By: Mary Joyce  
Its President

Attest: MB  
Its Board Member

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, Teresa Hernandez a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary Joyce, President of Stonegate Terrace Condominium Association and Mary Beth Stec, Board Member of Stonegate Terrace Condominium Association, personally appeared before me and signed the foregoing instrument as such officers on behalf of Stonegate Terrace Condominium Association, as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal as such Notary Public on September 15, 2016.



[Signature]  
Notary Public  
Commission Expires: Oct 30, 2018

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## CONSENT OF OWNERS OF AFFECTED UNITS

The undersigned hereby certify that as the owners of Units 302 and 401 in the Stonegate Terrace Condominium, they have reviewed the Amendment to Declaration to which this Consent is attached, and agree to be bound by its terms.

Martin J. Joyce Jr.  
Martin J. Joyce Jr.

Mary Jo Joyce  
Mary Jo Joyce

STATE OF ILLINOIS )  
  ) SS

COUNTY OF COOK )

I, Teresa Hernandez a Notary Public in and for said County and State, do hereby certify that Martin J. Joyce Jr. and Mary Jo Joyce, appeared before me this day in person and acknowledged that they signed and delivered the foregoing Agreement as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of September, 2016.



[Signature]  
Notary Public

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## EXHIBIT 1

### (LEGAL DESCRIPTION)

STONEGATE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: A STRIP OF LAND OFF THE EAST SIDE OF LOT 48 IN THE SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD BEING 5 FEET WIDE ON DEMING COURT AND 6 FEET WIDE ON THE ALLEY.

PARCEL 2: LOT 1 IN THE SUBDIVISION OF LOTS 49 AND 50 IN SAID SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3: THE EAST 112 FEET OF LOT 48 (EXCEPT A STRIP OF LAND THE WHOLE LENGTH OF THE EAST SIDE OF SAID LOT 48, 5 FEET IN WIDTH IN DEMING COURT, AND 6 FEET IN WIDTH ON THE ALLEY AT THE SOUTH END THEREOF) IN THE SUBDIVISION OF OUTLOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS APPENDIX "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99184098, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

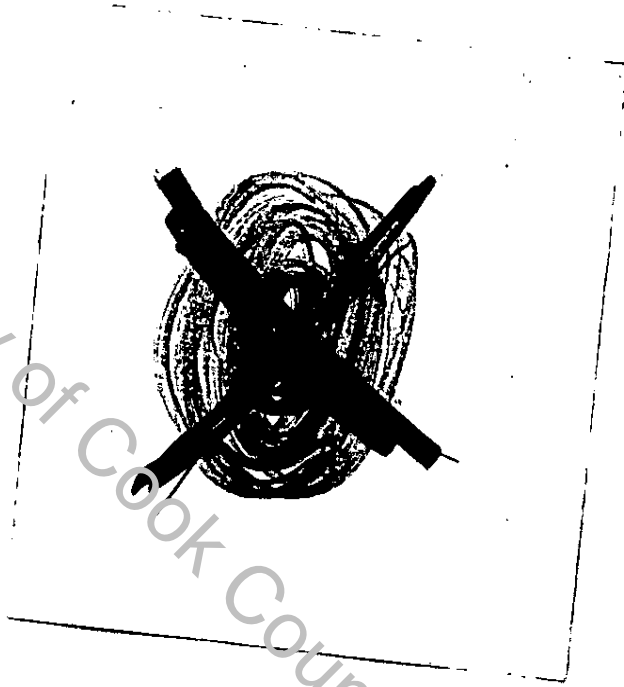
**COMMON ADDRESS:** 615 WEST DEMING PLACE  
CHICAGO, ILLINOIS 60614

**PINS:** 14-28-314-036-1001 THROUGH 14-28-314-036-1044

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**EXHIBIT 2**

**(SURVEY)**



Property of Cook County Clerk's Office

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# **EXHIBIT**

**ATTACHED TO**

*Property of Co. Clerk's Office*

page Doc  
2 Exhibits

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**DOCUMENT**

**SEE PLAT INDEX**

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