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**NINTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OWNERSHIP OF 1414 NORTH WELLS
CONDOMINIUM ASSOCIATION**



Doc# 1635519081 Fee \$54.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2016 03:51 PM PG: 1 OF 9

Above Space for Recorder's Use Only

This Ninth Amendment ("Amendment") is made and entered into as of December 8, 2016, by 1414 North Wells Condominium Association, an Illinois not-for-profit corporation (the "Association").

RECITALS

By the Declaration of Condominium Ownership recorded in the Office of the Recorder of Cook County, Illinois, as document no. 95389324 (the "Declaration"), the Declarant submitted certain real estate to the Illinois Condominium Property Act (the "Act"), said condominium being known as 1414 North Wells Condominium (the "Condominium"); and

Prior to the date hereof, the Declaration has been amended by executing and recording one Certificate of Correction and eight Amendments to the Declaration. Said Certificate of Correction was recorded with the Office of the Recorder of Cook County, Illinois as document no. 96569971. Said Amendments were recorded with the Office of the Recorder of Cook County, Illinois as documents 95431147, 95490322, 95573469, 96064410, 96841766, 0020507214, 1130744096, and 1500716059 respectively; and

The legal description of the Units now subject to the Declaration, as amended, is attached hereto as Exhibit "A" and incorporated by reference herein; and

It is the duty and responsibility of the Board of Directors to administer the property pursuant to the Illinois Condominium Property Act and the Condominium Association's Declaration of Condominium Ownership; and

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It is the duty and responsibility of the Board of Directors to define the respective responsibilities, obligations, and liabilities of Unit Owners consistent with the Illinois Condominium Property Act and the Condominium Association's Declaration of Condominium Ownership; and

The Board of Directors, acting on behalf of the Condominium Association, desires to amend the Declaration to specifically delineate the respective responsibilities, obligations, and liabilities of Unit Owners regarding damages caused by a Unit Owner to the common elements or a Unit; and

This amendment conforms the Declaration to the provisions of the Illinois Condominium Property Act ("Act"), specifically Sections 9.1(a) and 12(c) of the Act; and

Pursuant to Section 27 (b) (1) of the Act, if there is an inconsistency in the Declaration such that the Declaration does not conform to the Act, the Association may correct the inconsistency to conform the Declaration to the Act by an amendment adopted by vote of two-thirds of the Board of Directors, without a Unit Owner vote.

This Amendment was approved and adopted by unanimous vote of the members of the Board of Directors at a meeting of the Board properly called for by the President.

NOW THEREFORE, the Association, for the purposes set forth above, hereby declares that the Declaration be and hereby is amended as follows:

1. Section 4.06 of Article IV of the original Declaration, filed on June 15, 1995, is deleted in its entirety and is substituted by the following amended Section 4.06:

4.06 Liability of Unit Owner for Damages to Common Elements or a Unit.

- (a) **A Unit Owner shall be liable for any claim, damage or judgment entered as a result of the use or operation of his Unit, or caused by his own conduct.**
- (b) **The Board of Directors may, in the case of a claim for damage to a Unit or the Common Elements, (i) pay the deductible amount as a common expense, (ii) after notice and an opportunity for a hearing, assess the deductible amount against the Unit Owners who caused the damage or from whose Units the damage or cause of loss originated, or (iii) require the Unit Owners of the Units affected to pay the deductible amount.**
- (c) **The liability of a Unit Owner as set forth herein shall extend to liability for any damage caused by a member of his family, a household pet, a guest, or other authorized occupant or visitor of such Unit Owner.**

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- 2. In the event of any conflict between the Declaration (including any prior Certification of Correction or Amendment) and this Ninth Amendment, this Ninth Amendment shall control. In all other respects, the Declaration remains in full force and effect.

In Witness Whereof, the Association, by its duly elected officers, has caused its name to be affixed hereunto and caused its name to be signed hereto as of the date and year first set forth above.

1414 North Wells Condominium Association,
An Illinois not-for-profit corporation

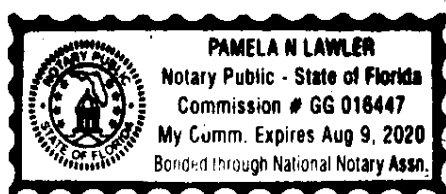
By: Charles S. Wasserman
Its President

Attest: Adrian B. Nally
Its Secretary

State of Florida)
)
County of Palm Beach)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Charles S. Wasserman, personally known to me to be the President of 1414 North Wells Condominium Association, an Illinois not-for-profit corporation, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, and as the free and voluntary act of the said not-for-profit corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 14th day of December, 2016.



Pamela N. Lawler
Notary Public

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State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Adrienne Nadler, personally known to me to be the Secretary of 1414 North Wells Condominium Association, an Illinois not-for-profit corporation, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered this instrument as her own free and voluntary act, and as the free and voluntary act of the said not-for-profit corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 8th day of December, 2016.

David A. Schlack

Notary Public
OFFICIAL SEAL
DAVID A. SCHLACK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/22/2018

THIS INSTRUMENT WAS PREPARED BY:

Peter J. Segal
SEGAL & SEGAL
180 N. LaSalle St., Suite 1925
Chicago, IL 60601
(312) 346-0919

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EXHIBIT A TO NINTH AMENDMENT

LEGAL DESCRIPTION

Units C-101, 201 through 214, 301 through 312, 401 through 410, 501 through 508, 601 through 608 and P-1 through P-55, all inclusive, being all Units in 1414 Wells Condominium, as delineated on a Survey of the following described real estate:

Certain lots in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 95389324, as amended, together with each unit's undivided percentage interest in the common elements, in Cook County, Illinois.

Street Address: All said Units are located at 1414 N. Wells Street, Chicago, Illinois 60614.

UNIT #	PIN
C-101	17-04-203-151-1001
201	17-04-203-151-1002
202	17-04-203-151-1003
203	17-04-203-151-1004
204	17-04-203-151-1005
205	17-04-203-151-1006
206	17-04-203-151-1007
207	17-04-203-151-1008
208	17-04-203-151-1009
209	17-04-203-151-1010
210	17-04-203-151-1011
211	17-04-203-151-1012
212	17-04-203-151-1013
213	17-04-203-151-1014
214	17-04-203-151-1015
301	17-04-203-151-1016
302	17-04-203-151-1017

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303	17-04-203-151-1107
304	17-04-203-151-1108
305	17-04-203-151-1019
306	17-04-203-151-1020
307	17-04-203-151-1021
308	17-04-203-151-1022
309	17-04-203-151-1109
310	17-04-203-151-1110
311	17-04-203-151-1024
312	17-04-203-151-1025
401	17-04-203-151-1026
402	17-04-203-151-1027
403	17-04-203-151-1028
404	17-04-203-151-1029
405	17-04-203-151-1030
406	17-04-203-151-1031
407	17-04-203-151-1032
408	17-04-203-151-1033
409	17-04-203-151-1034
410	17-04-203-151-1035
501	17-04-203-151-1036
502	17-04-203-151-1037
503	17-04-203-151-1038
504	17-04-203-151-1039
505	17-04-203-151-1040
506	17-04-203-151-1041
507	17-04-203-151-1042
508	17-04-203-151-1043

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601	17-04-203-151-1044
602	17-04-203-151-1045
603	17-04-203-151-1046
604	17-04-203-151-1047
605	17-04-203-151-1048
606	17-04-203-151-1049
607	17-04-203-151-1050
608	17-04-203-151-1051

PARKING SPACE UNIT	PIN
P-1	17-04-203-151-1052
P-2	17-04-203-151-1111
P-3	17-04-203-151-1054
P-4	17-04-203-151-1055
P-5	17-04-203-151-1056
P-6	17-04-203-151-1057
P-7	17-04-203-151-1058
P-8	17-04-203-151-1059
P-9	17-04-203-151-1060
P-10	17-04-203-151-1061
P-11	17-04-203-151-1112
P-12	17-04-203-151-1063
P-13	17-04-203-151-1064
P-14	17-04-203-151-1065
P-15	17-04-203-151-1066
P-16	17-04-203-151-1067
P-17	17-04-203-151-1068
P-18	17-04-203-151-1069

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P-19	17-04-203-151-1070
P-20	17-04-203-151-1071
P-21	17-04-203-151-1072
P-22	17-04-203-151-1073
P-23	17-04-203-151-1074
P-24	17-04-203-151-1075
P-25	17-04-203-151-1076
P-26	17-04-203-151-1077
P-27	17-04-203-151-1078
P-28	17-04-203-151-1079
P-29	17-04-203-151-1080
P-30	17-04-203-151-1081
P-31	17-04-203-151-1082
P-32	17-04-203-151-1083
P-33	17-04-203-151-1084
P-34	17-04-203-151-1085
P-35	17-04-203-151-1086
P-36	17-04-203-151-1087
P-37	17-04-203-151-1088
P-38	17-04-203-151-1089
P-39	17-04-203-151-1090
P-40	17-04-203-151-1091
P-41	17-04-203-151-1092
P-42	17-04-203-151-1093
P-43	17-04-203-151-1094
P-44	17-04-203-151-1095
P-45	17-04-203-151-1096
P-46	17-04-203-151-1097
P-47	17-04-203-151-1098

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P-48	17-04-203-151-1099
P-49	17-04-203-151-1100
P-50	17-04-203-151-1101
P-51	17-04-203-151-1102
P-52	17-04-203-151-1103
P-53	17-04-203-151-1104
P-54	17-04-203-151-1105
P-55	17-04-203-151-1106

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