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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2017 03:15 PM PG: 1 OF 8

For Use by Recorder's Office Only

**AMENDMENT TO THE DECLARATION OF EASEMENTS AND COVENANTS FOR
PICKWICK COMMONS SOUTH, Inc. d/b/a WINDSOR COURT APARTMENTS, Inc.**

After recording please return to:

**KOVITZ SHIFRIN NESBT
ATTN: John H. Bickley III Attorney
175 N Archer Avenue
Mundelein, IL 60060**

CCRD REVIEW 

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**AMENDMENT TO THE
DECLARATION OF
EASEMENTS
AND
COVENANTS
FOR PICKWICK COMMONS SOUTH INC. d/b/a WINDSOR COURT
APARTMENTS INC.**

This document is recorded for the purpose of amending The Declaration of Easements and Covenants for Pickwick Commons South Inc. d/b/a Windsor Court, Apartments Inc. (hereafter the "Association"), which Declaration was recorded, as Document Number 22187680, in the Office of the Recorder of Deeds in Cook County, Illinois, and as amended from time to time and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Section 110.15 of the Not-For-Profit Corporation Act which provides that where a corporation is no members entitled to vote on amendments, one or more amendments shall be adopted by the Board of directors upon receiving the affirmative vote of a majority of the Directors in office.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the covenants contained therein; and

WHEREAS, the Board of Directors desire to amend the Declaration; and

WHEREAS, the following Amendment has been approved by a majority of the Board Members pursuant to the provisions of Section 110.15 of the Not-For-Profit Corporation Act; and

**This document prepared by and
after recording to be returned to:**

John H Bickley III Esq.
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060 – 847. 537. 0500

NOW, THEREFORE, the Declaration of Easements Covenants for Pickwick Commons South Inc. d/b/a Windsor Court, Apartments Inc. is hereby amended in accordance with the text which follows

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1. Paragraph 8 of the Declaration shall be amended deleted and replaced as follows:

No building, fence, wall, or other structure shall be commenced, erected or maintained upon the properties or upon any Lot, or other improvement thereon, nor shall any exterior addition to or change or alteration therein be made until written plans, specifications, drawings and/or descriptions, showing the nature, kind, shape, heights, materials, color scheme and location of the same and the approximate cost thereof shall have been submitted to and approved in writing by the Board or by an architectural committee composed of three or more representatives appointed by the Board.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

- 3 Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

[end of text]

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EXHIBIT A
Legal Description

THE EAST 522.0 FEE OF LOT 2, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF LINNEMAN'S DIVISION OF LANDS SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

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Property Search Results

PIN	Address	Unit	City	Neighborhood	Class Code	Assessed Value
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8232000140000 (/Property.aspx?mode=details&pin=8232000140000)	531 DEMPSTER ST		MOUNT PROSPECT	70	2-11	\$51,605
8232000150000 (/Property.aspx?mode=details&pin=8232000150000)	529 DEMPSTER ST		MOUNT PROSPECT	70	2-11	\$51,730
8232000160000 (/Property.aspx?mode=details&pin=8232000160000)	527 DEMPSTER ST		MOUNT PROSPECT	70	2-11	\$56,118
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8232000190000 (/Property.aspx?mode=details&pin=8232000190000)	521 DEMPSTER ST		MOUNT PROSPECT	70	2-11	\$51,119
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PIN	Address	Unit	City	Neighborhood	Class Code	Assessed Value
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8232000450000 (/Property.aspx?mode=details&pin=8232000450000)	541 DEMPSTER ST		MOUNT PROSPECT	70	2-11	\$51,399

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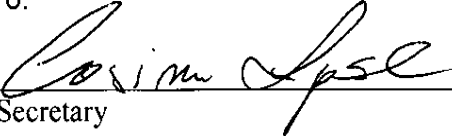
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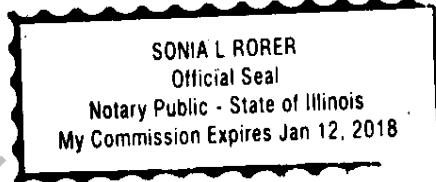
EXHIBIT B CERTIFICATION OF APPROVAL OF THE BOARD OF DIRECTORS

The undersigned CASIMIR LIPSKI being the Secretary of the Board of Directors of the Pickwick Commons South Inc. d/b/a Windsor Court, Apartments Inc. certifies that the foregoing Amendment to the Declaration Restrictions and Covenants for the Pickwick Commons South Inc. d/b/a Windsor Court, Apartments Inc. was duly approved by the Board of Directors on the 24 day of Dec 2016.


Secretary

Subscribed and sworn to before me
this 24 day of Dec, 2016.





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