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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 01:42 PM PG: 1 OF 4

AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR WEBSTER PLACE, INC.

Pursuant to 765 ILCS 605 (the "Act") and the terms of the Declaration of Easements, Covenants and Restrictions for Webster Place, Inc. entered into on the 27th day of March, 2017 and recorded with the Cook County Recorder of Deeds on March 29, 2017 as Document # 1708819001 (the "Declaration"), CAP Properties, LLC and Webster Place, Inc. (the "Declarant") wishes to Amend the Declarations.

WHEREAS, the Declarant as defined in Article One paragraph 1.10 the Declarant is the owner in fee simple of the Development area as defined in Article One paragraph 1.12;

WHEREAS, pursuant to Article Nine of the Declarations, the Declarant has the right to amend the Declarations;

WHEREAS, by this Amendment to the Declaration of Easements, Covenants and Restriction for Webster Place, Inc. ("Amendment") the Declarant amends the Declarations recorded with the Cook County Recorder of Deeds on March 29, 2017 as Document # 1708819001.

NOW THEREFORE, the Declarant amends the Declarations as follows:

Article Five Paragraph 5.5 A. shall be amended by adding the following as paragraph 5.5 A. viii.:

viii. An exclusive Easement to place signage on the East elevation so long as the signage: (i) does not cover any windows benefiting the Residential Units; and (ii) such use complies with all City of Chicago ordinances and regulations.

Article Seven shall be amended by adding the following paragraph after paragraph 7.7:

7.8 WATER USAGE: Water usage shall be defined as charges pursuant to Article

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One paragraph 1.4. As of the recording of the Declarations, a single water meter for the Development area has been installed. The water meter serves both the Commercial Property and the Residential Units. Such water meter is located on the Commercial Property. The Owner of the Commercial Property shall pay 34% of the total water usage of the Development Area as invoiced by the City of Chicago. Residential Unit 2 shall pay and 27.16% of the total water usage of the Development Area as invoiced by the City of Chicago, and Residential Unit 3 shall pay and 38.84% of the total water usage of the Development Area as invoiced by the City of Chicago. The water usage as a Charge and/or assessment shall be paid by the owner of the Residential Unit, failure to pay such charge shall entitle the Owner of the Commercial Property to a lien against the Residential Structure.

The foregoing Amendment is hereby approved by a majority of the members of the Board of Directors of WEBSTER PLACE, INC. and by a majority of the members of CAP PROPERTIES, LLC and pursuant to the rights and obligations contained in the Declarations.

DECLARANT:

WEBSTER PLACE, INC.

BY:  - Elliot Wiczor

ITS: Agent under Power of Attorney

CAP PROPERTIES, LLC

By:  Elliot Wiczor

ITS: Agent under Power of Attorney

