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Prepared by and mail to:

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1715145014

Doc# 1715145014 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 10:11 AM PG: 1 OF 4

PIN # 17-06-422-038-0000

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR WOLCOTT WEST CONDOMINIUMS

This amendment is made on May ____, 2017, by Wolcott West Condominium Association, Inc., an Illinois not-for-profit corporation, and the individual undersigned unit owners, for the purpose of amending the Declaration of Condominium Ownership for Wolcott West Condominiums (hereinafter the "Declaration"), which declaration was made and entered into by 924 N. Wolcott, LLC, an Illinois Limited Liability Company, on April 6, 2004, and recorded in the Office of the Cook County (Illinois) Recorder of Deeds on April 7, 2004, as document number 0409819099, against the Property legally described as follows (hereinafter the "Property"):

LOT 15 IN BUCKINGHAM'S SUBDIVISION OF THE EAST ½ OF BLOCK 6 IN COCHRAN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS.

Commonly known as:

924 N. Wolcott, Chicago, IL 60622 PIN 17-06-422-038-0000

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RECITALS

WHEREAS, by the Declaration recorded in the Office of the Cook County (Illinois) Recorder of Deeds, the Property has been submitted to the provisions of the Illinois Condominium Property Act as aforesaid; and

WHEREAS, Article Nine, Paragraph 9.02, provides for a process for Amending the Declaration by action of the Owners; and

WHEREAS, by unanimous consent of the owners at a meeting of the Association, they decided to exercise their rights under Paragraph 9.02.

NOW THEREFORE, the Declaration for the Wolcott West Condominium Association is hereby amended in accordance with the text which follows (deletions to the text are denoted by ~~strike-outs~~):

Section 2.12. LEASE OF DWELLING UNIT. Any Owner shall have the right to lease all, but not less than all, of his Dwelling Unit, upon such terms and conditions as the Owner may deem advisable, with the exception that any owner may lease his Parking Space separate from his Dwelling Unit. ~~No Dwelling Unit shall be leased for a term of less than twelve (12) months, however, there shall be no minimum lease term for any Parking Space rented separately from a Dwelling Unit.~~ Any such lease shall be in writing, a copy of which must be delivered to the Residential Association, and shall provide that the lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. The Board may adopt such rules and regulations applicable to the leasing of Dwelling Units as it deems advisable and necessary. Notwithstanding anything contained herein, the provisions of this Section and any rules or regulations adopted pursuant hereto by the Board shall not at any time apply to any Dwelling Units owned by the Declarant.

Section 3.11. PROSCRIBED ACTIVITIES: No noxious or offensive activity shall be carried on in the Condominium Property and nothing shall be done in the Condominium Property, either willfully or negligently, which may be or become an annoyance or nuisance to the Owners or occupants of the Dwelling Units. ~~Owner shall not place or cause or permit to be placed in the vestibules, stairways and other Common Elements of a similar nature, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.~~

EXCEPT AS SET FORTH ABOVE, the remaining provisions of the Declaration shall continue in effect without change.

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IN WITNESS WHEREOF, the undersigned have executed this First Amendment on the day and year first written above.

WOLCOTT WEST CONDOMINIUM ASSOCIATION, INC.

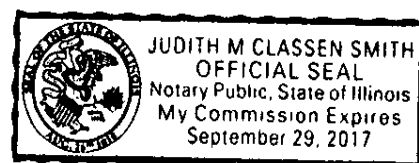
By:

Edward F. Bogle
Edward Bogle, Secretary

Signed and sworn to before me this 13th day of May, 2017 by the aforesaid Person(s) personally known to me

[Signature]
Notary Public

Seal:



Owners of Unit G:

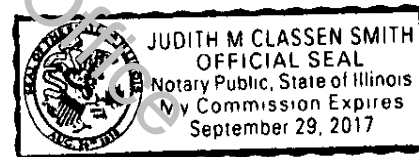
Edward F. Bogle
Edward Bogle

[Signature]
Marissa Bogle

Signed and sworn to before me this 13th day of May, 2017 by the aforesaid persons personally known to me

[Signature]
Notary Public

Seal:



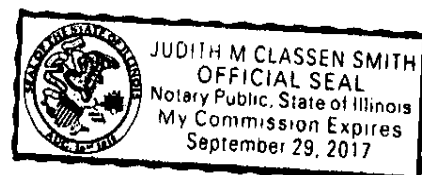
Owners of Unit 1:

Jennifer A. Kole
Jennifer A. Kole, as Trustee of the Jennifer A. Kole Trust

Signed and sworn to before me this 13th day of May, 2017 by the aforesaid persons personally known to me


[Signature]
Notary Public

Seal:




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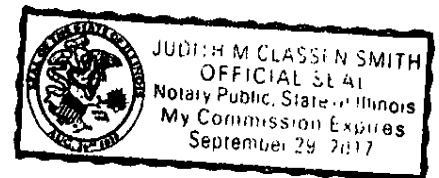
Owners of Unit 2:


Daniel Pacer

Signed and sworn to before me this 13th day of May, 2017 by the aforesaid persons personally known to me

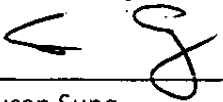

Notary Public

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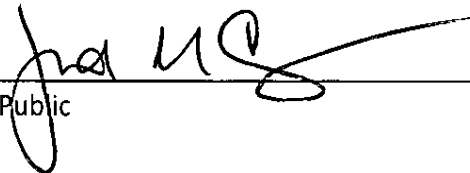


Owners of Unit 3:


James Pellegrini


Susan Sung

Signed and sworn to before me this 28th day of May, 2017 by the aforesaid persons personally known to me


Notary Public

Seal:

