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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2017 10:52 AM PG: 1 OF 7

## CORRECTIVE AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY- LAWS FOR THE OAKLEY-WABANSIA CONDOMINIUMS

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the Oakley-Wabansia Condominium Association, (hereafter the "Association"), which Declaration was recorded on April 7, 2006 as Document Number 0509734001 in the Office of the Recorder of Deeds of Cook County, Illinois, 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 the provisions of Section 27(b)(2) of the Illinois Condominium Property Act (the "Act"), 765 ILCS 605/27. This section of the Act provides that, where there is a scrivener's error where all the common expenses or all of the common elements in the condominium have not been distributed in the declaration, so that the sum total of the share of the common elements which have been distributed or the sum total of the common expenses fail to equal 100%, an amendment may be adopted by a vote of two-thirds (2/3) of the members of the Board of Managers unless the Board of Managers' action is rejected by a majority of the votes of the unit owners at a meeting of the unit owners duly called for that purpose pursuant to a written petition of the unit owners having twenty percent of the votes of the Association filed within thirty (30) days after the action of the Board of Managers to approve the amendment.

WHEREAS, provisions of the Act establish certain requirements which the Association is required by law to follow, and with which the present Declaration is in conflict; and

WHEREAS, because of this conflict between the language of the Declaration and the Act, there is the likelihood that confusion, illegal action, or litigation could result imposing needless financial expense on the Association and individual unit owners and possibly also calling into question the validity of actions of the Board of Managers of the Association; and

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

RYAN H. SHPRITZ  
Kovitz Shifrin Nesbit  
175 North Archer Avenue  
Mundelein, IL 60060 — (847) 537-0500

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DATE 6/22/2017 COPIES 6x  
OK BY [Signature]

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WHEREAS, Section 27(b)(2) of the Act provides a procedure for amending the Declaration to correct a scrivener's error in the Declaration; and

WHEREAS, this amendment to the Declaration was approved by at least two-thirds (2/3) of the members of the Board of Managers of the Association at a duly called meeting held May 18, 2017; and

WHEREAS, the Board of Managers of the Association has given written notice of its action to all unit owners according to the procedures set forth in the Act; and

WHEREAS, the requisite number of unit owners failed to submit a written petition to the Board of Managers within thirty days of the Board of Managers' action, as provided by Section 27(b)(3) of the Act;

NOW THEREFORE, the Declaration of Condominium for Oakley-Wabansia Condominium Association is hereby amended in accordance with the text as set forth in Exhibit "B", which is attached hereto and made a part hereof.

Except as expressly provided in this amendment, the remaining provisions of the Declaration are hereby confirmed and ratified and shall continue in full force and effect without change.

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

**Except to the extent expressly set forth herein above, the remaining provisions of the Declaration shall continue in effect without change.**

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APPROVED THIS 4th DAY OF June, 2017.

BOARD OF DIRECTORS OF OAKLEY-  
WABANSIA CONDOMINIUM ASSOCIATION

[Signature]  
Robert V. Lopez, President

[Signature]  
M. Leas Bowman - Secretary

[Signature]  
Scott J. McCubrey - Treasurer

Property of Cook County Clerk's Office

ATTEST

By: [Signature]  
Secretary

Subscribed and sworn to before me  
this 4th day of June, 2017.

[Signature]  
Notary Public



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## EXHIBIT A LEGAL DESCRIPTION

Units 101 through 410 In The Oakley Manor Condominium, As Delineated On A Survey Of The Following Described Tract Of Land:  
That Part Of Lots 78 To 85, Both Inclusive, Lying West Of A Line Drawn From A Point In The North Line Of Said Lots, 210.38 Feet East Of The Northwest Corner Of Lot 78 Aforesaid To A Point In The South Line Of Said Lots 210.69 Feet East Of The Southwest Corner Of Lot 78 Aforesaid (Except Therefrom The West 6.0 Feet Of Lot 78 Aforesaid) In Isham's Resubdivision Of Parts Of Blocks 3, 4 And 5 Of Isham's Subdivision Of The North 1/2 Of The South 1/2 Of The Southwest 1/4 Of Section 31, Township 40 North, Range 14, Lying Southwest Of Milwaukee Avenue East Of The Third Principal Meridian, In Cook County, Illinois. Which Survey Is Attached As Exhibit "A" To The Declaration Of Condominium Recorded As Document Number 0509734001, In Cook County, Illinois.

Unit	Pin	Commonly known as (for informational purposes only)
101	14-31-328-122-1001	2241 W Wabansia Ave #101 Chicago, IL 60647
102	14-31-328-122-1002	2241 W Wabansia Ave #102 Chicago, IL 60647
103	14-31-328-122-1003	2247 W Wabansia Ave #103 Chicago, IL 60647
104	14-31-328-122-1004	2247 W Wabansia Ave #104 Chicago, IL 60647
105	14-31-328-122-1005	2251 W Wabansia Ave #105 Chicago, IL 60647
106	14-31-328-122-1006	2251 W Wabansia Ave #106 Chicago, IL 60647
107	14-31-328-122-1007	2255 W Wabansia Ave #107 Chicago, IL 60647
108	14-31-328-122-1008	2255 W Wabansia Ave #108 Chicago, IL 60647
201	14-31-328-122-1009	2241 W Wabansia Ave #201 Chicago, IL 60647
202	14-31-328-122-1010	2241 W Wabansia Ave #202 Chicago, IL 60647
203	14-31-328-122-1011	2247 W Wabansia Ave #203 Chicago, IL 60647
204	14-31-328-122-1012	2247 W Wabansia Ave #204 Chicago, IL 60647
205	14-31-328-122-1013	2251 W Wabansia Ave #205 Chicago, IL 60647
206	14-31-328-122-1014	2251 W Wabansia Ave #206 Chicago, IL 60647
207	14-31-328-122-1015	2255 W Wabansia Ave #207 Chicago, IL 60647
208	14-31-328-122-1016	2255 W Wabansia Ave #208 Chicago, IL 60647
209	14-31-328-122-1017	2259 W Wabansia Ave #209 Chicago, IL 60647
210	14-31-328-122-1018	2259 W Wabansia Ave #210 Chicago, IL 60647
301	14-31-328-122-1019	2241 W Wabansia Ave #301 Chicago, IL 60647
302	14-31-328-122-1020	2241 W Wabansia Ave #302 Chicago, IL 60647
303	14-31-328-122-1021	2247 W Wabansia Ave #303 Chicago, IL 60647
304	14-31-328-122-1022	2247 W Wabansia Ave #304 Chicago, IL 60647
305	14-31-328-122-1023	2251 W Wabansia Ave #305 Chicago, IL 60647
306	14-31-328-122-1024	2251 W Wabansia Ave #306 Chicago, IL 60647
307	14-31-328-122-1025	2255 W Wabansia Ave #307 Chicago, IL 60647
308	14-31-328-122-1026	2255 W Wabansia Ave #308 Chicago, IL 60647
309	14-31-328-122-1027	2259 W Wabansia Ave #309 Chicago, IL 60647

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Unit	Pin	Commonly known as (for informational purposes only)
310	14-31-328-122-1028	2259 W Wabansia Ave #310 Chicago, IL 60647
401	14-31-328-122-1029	2241 W Wabansia Ave #401 Chicago, IL 60647
402	14-31-328-122-1030	2241 W Wabansia Ave #402 Chicago, IL 60647
403	14-31-328-122-1031	2247 W Wabansia Ave #403 Chicago, IL 60647
404	14-31-328-122-1032	2247 W Wabansia Ave #404 Chicago, IL 60647
405	14-31-328-122-1033	2251 W Wabansia Ave #405 Chicago, IL 60647
406	14-31-328-122-1034	2251 W Wabansia Ave #406 Chicago, IL 60647
407	14-31-328-122-1035	2255 W Wabansia Ave #407 Chicago, IL 60647
408	14-31-328-122-1036	2255 W Wabansia Ave #408 Chicago, IL 60647
409	14-31-328-122-1037	2259 W Wabansia Ave #409 Chicago, IL 60647
410	14-31-328-122-1038	2259 W Wabansia Ave #410 Chicago, IL 60647

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## EXHIBIT B PERCENTAGE OF OWNERSHIP

Unit	PIN	Assigned Parking (P)	Assigned Parking (G)	Percentage Ownership (Unit)	Percentage Ownership (Parking)	Percentage Ownership to be Recorded by CCRD
101	14-31-328-122-1001	P3	G34	2.399%	0.294%	2.693%
102	14-31-328-122-1002		G32	2.352%	0.176%	2.528%
103	14-31-328-122-1003		G20	2.352%	0.176%	2.528%
104	14-31-328-122-1004	P2	G39	2.352%	0.294%	2.646%
105	14-31-328-122-1005		G19	2.352%	0.176%	2.528%
106	14-31-328-122-1006	P7		2.352%	0.118%	2.470%
107	14-31-328-122-1007		G26	2.352%	0.176%	2.528%
108	14-31-328-122-1008		G45	2.352%	0.176%	2.528%
201	14-31-328-122-1009		G31	2.375%	0.176%	2.551%
202	14-31-328-122-1010		G37	2.328%	0.176%	2.504%
203	14-31-328-122-1011		G36	2.328%	0.176%	2.504%
204	14-31-328-122-1012		G21	2.328%	0.176%	2.504%
205	14-31-328-122-1013	P8	G33	2.328%	0.294%	2.622%
206	14-31-328-122-1014		G46, G47	2.328%	0.352%	2.680%
207	14-31-328-122-1015	P9		2.328%	0.118%	2.446%
208	14-31-328-122-1016	P11		2.328%	0.118%	2.446%
209	14-31-328-122-1017		G22, G23	2.872%	0.352%	3.174%
210	14-31-328-122-1018	P16, P17		3.058%	0.236%	3.294%
301	14-31-328-122-1019		G35	2.471%	0.176%	2.647%
302	14-31-328-122-1020	P5	G30	2.423%	0.294%	2.717%
303	14-31-328-122-1021		G42	2.423%	0.176%	2.599%
304	14-31-328-122-1022	P1	G27	2.423%	0.294%	2.717%
305	14-31-328-122-1023		G41	2.423%	0.176%	2.599%
306	14-31-328-122-1024	P6	G28	2.423%	0.294%	2.717%
307	14-31-328-122-1025	P10		2.423%	0.118%	2.541%
308	14-31-328-122-1026		G25	2.423%	0.176%	2.599%
309	14-31-328-122-1027	P14		2.423%	0.118%	2.541%
310	14-31-328-122-1028		G18	2.471%	0.176%	2.647%
401	14-31-328-122-1029		G33	2.519%	0.176%	2.695%
402	14-31-328-122-1030	P4	G29	2.470%	0.294%	2.764%
403	14-31-328-122-1031		G40	2.470%	0.176%	2.646%
404	14-31-328-122-1032		G44	2.470%	0.176%	2.646%
405	14-31-328-122-1033		G43	2.470%	0.176%	2.646%
406	14-31-328-122-1034		G24	2.470%	0.176%	2.646%
407	14-31-328-122-1035	P15		2.470%	0.118%	2.588%
408	14-31-328-122-1036	P12		2.470%	0.118%	2.588%
409	14-31-328-122-1037	P13		2.470%	0.118%	2.588%
410	14-31-328-122-1038		G48	2.519%	0.176%	2.695%
				<b>92.538%</b>	<b>7.462%</b>	<b>100.000%</b>

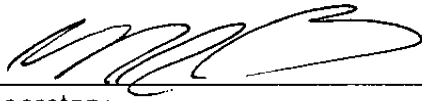
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## EXHIBIT C

### CERTIFICATION AS TO BOARD APPROVAL

I, M. Peas Bowman, do hereby certify that I am the duly elected and qualified Secretary for the Association at the Oakley-Wabansia Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration was duly approved by at least 2/3rds approval of the Board of Directors, in accordance with the provisions of Section 27(b)(2) of the Illinois Condominium Property Act.

  
Secretary

Dated at Chicago, Illinois this  
4th day of June, 2017