

# UNOFFICIAL COPY

FIRST AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
AND OF EASEMENT  
RESTRICTIONS, COVENANTS  
AND BY-LAWS FOR THE

## **4946 LOCKWOOD** **CONDOMINIUM**

*THIS DOCUMENT WAS PREPARED BY:*

KENT ELLIOTT NOVIT  
100 NORTH LASALLE STREET  
SUITE 1700  
CHICAGO, ILLINOIS 60602

*AFTER RECORDING, DELIVER TO:*

KENT ELLIOTT NOVIT  
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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2017 09:15 AM PG: 1 OF 4

THIS FIRST AMENDMENT to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants, and By-Laws for the "4946 LOCKWOOD CONDOMINIUM", is made and entered into by the 4946 LOCKWOOD CONDOMINIUM ASSOCIATION (hereinafter referred to as the "Declarant")

### WITNESSTH

WHEREAS, the subject parcel was submitted to the provisions of the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act") at the time that the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the "4946 LOCKWOOD CONDOMINIUM", ("the Declaration") was recorded as Document Number 0525032031; and

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WHEREAS, the 4946 LOCKWOOD CONDOMINIUM ASSOCIATION is desirous of removing from said Declaration any limitation or restriction that would conflict with the requirements of the United States Department of Veterans Affairs. To accomplish that need said Declaration shall be amended so to contain the following language:

Department of Veterans Affairs Financing: To the extent that any provision set forth in this declaration and by-laws regarding leasing and a right of first refusal is inconsistent with the requirement(s) of guaranteed or direct loan programs of the United States Department of Veterans Affairs, as set forth in Chapter 37 of Title 38, United States Code, or Part 36 of Title 38, Code of Federal Regulations ("DVA Financing"), such provision shall not apply to any Unit that is:

- (i) encumbered by DVA Financing or;
- (ii) owned by the Department of Veterans Affairs.

Said language shall prevail over any conflicting language contained in said Declaration.

WHEREAS the Legal Description of the Parcel, common address and PIN is as follows:

- A. Legal Description: please see below
- B. Common Address: 4946 North Lockwood, Chicago, Illinois 60630
- C. P.I.N.: Unit 1N - 13-09-320-029-1001  
Unit 1S - 13-09-320-029-1002  
Unit 2 - 13-09-320-029-1003

UNITS 1N, 1S and 2 IN THE 4946 LOCKWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 14 IN BLOCK 25 IN D.W. ELDRED'S RESUBDIVISION OF BLOCKS 25 AND 32 IN THE VILLAGE OF JEFFERSON, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 9, AND PART OF THE SOUTHEAST 1/4 OF SECTION 8, LYING SOUTH OF THE INDIAN BOUNDARY LINE OF AND LOT 3 IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0525032031, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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C. Owner of Unit 1S:

X: Heeyon Chapma  
(HEEYON CHAPMAN)

Date: 06-20-17

State of Illinois, County of Cook

I, the undersigned Notary Public, certify that **HEEYON CHAPMAN** is personally known to me as the same person whose name appears on this document, and that she personally appeared before me and acknowledged that she voluntarily sign this document.



Given this 20 day of June, 20 17

Michelle Torres  
NOTARY PUBLIC

D. Owner of Unit 2:

X: [Signature]  
(JALIL DOUIKI)

Date: 06-20-17

State of Illinois, County of Cook

I, the undersigned Notary Public, certify that **JALIL DOUIKI** is personally known to me as the same person whose name appears on this document, and that he personally appeared before me and acknowledged that he voluntarily sign this document.



Given this 20 day of June, 20 17

Michelle Torres  
NOTARY PUBLIC

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WHEREFORE, the following current owners of the Units that compose the 4946 LOCKWOOD CONDOMINIUM ASSOCIATION affirm their acceptance of the contents of this FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENT RESTRICTIONS COVENANTS AND BY-LAWS for the 4946 LOCKWOOD CONDOMINIUM ASSOCIATION:

A. Owner of Unit 1N:

X: Jeffrey S. Davis Date: 6/20/17  
(JEFFREY S. DAVIS)

State of Illinois, County of Cook

I, the undersigned Notary Public, certify that JEFFREY S. DAVIS is personally known to me as the same person whose name appears on this document, and that he personally appeared before me and acknowledged that he voluntarily sign this document.



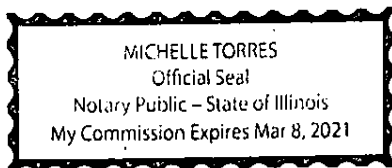
Given this 20 day of June, 2017  
Michelle Torres  
NOTARY PUBLIC

B. Owner of Unit 1N:

X: Sarah M. Davis Date: 6/20/17  
(SARAH M. DAVIS)

State of Illinois, County of Cook

I, the undersigned Notary Public, certify that SARAH M. DAVIS is personally known to me as the same person whose name appears on this document, and that she personally appeared before me and acknowledged that she voluntarily sign this document.



Given this 20 day of June, 2017  
Michelle Torres  
NOTARY PUBLIC