



\*1729713037\*

Doc# 1729713037 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 11:00 AM PG: 1 OF 5

**CORRECTIVE  
AMENDMENT  
TO THE DECLARATION  
FOR THE VAIL  
AVENUE  
CONDOMINIUM AND  
PROVISIONS  
RELATING TO  
CERTAIN NON-  
CONDOMINIUM  
PROPERTY**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration for the Vail Avenue Condominium and Provisions Relating to Certain Non-Condominium Property (the "Declaration") which Declaration was recorded in the Office of the Recorder of Deeds of Cook County on August 11, 2000 as Document Number 00625338, and pertains to the property legally described in Exhibit "A" (the "Premises" or "Subject Property"), which is attached hereto and made a part hereof.

This Corrective Amendment is adopted pursuant to Section 27(b)(1) of the Illinois Condominium Property Act [765 ILCS 605/27(b)(1)] whereby the Board of Directors by a two-thirds (2/3) majority vote can amend the Declaration in order to correct an omission or error. Any amendment must be recorded.

RECITALS

WHEREAS, the Declaration, Article One, Section 1.27 provides that a Garage Space shall be a Limited Common Element appurtenant to the Dwelling Unit to which it is assigned; and

WHEREAS, the Declaration, Article Three, Section 3.26 provides that each Garage Space shall initially be assigned to a Dwelling Unit owned by the Declarant, and that a Garage Space shall be assigned by the Declarant to a Dwelling Unit by an instrument executed by Declarant and delivered to the Unit Owner and Recorded; 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

WHEREAS, Garage Space 107 was assigned by the Declarant to Dwelling Unit 312, but the Declarant failed to execute,

# UNOFFICIAL COPY

deliver to the Unit and Record a written instrument evidencing same; and

WHEREAS, this Corrective Amendment to the Declaration seeks to correct this error by characterizing Garage Space 107 as a Limited Common Element assigned to Dwelling Unit 312; and

WHEREAS, the Board of Directors has elected to record this Corrective Amendment to correct these errors in the Declaration; and

WHEREAS, at least two-thirds (2/3) of the Board of Directors have approved this Corrective Amendment.


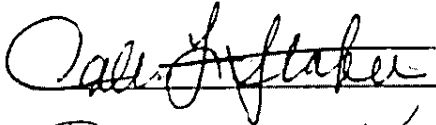
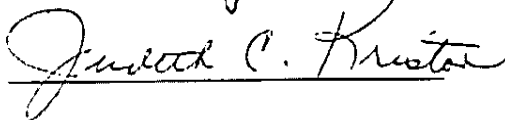
NOW THEREFORE, the Declaration for Vail Avenue Condominium Association is hereby amended as follows:

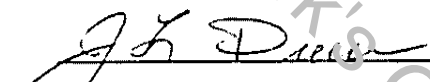
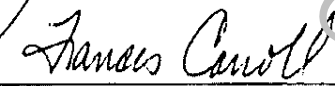
1. Garage Space 107 is a Limited Common Element assigned to Dwelling Unit 312.
2. Such assignment involves no change in the Undivided Interests.

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 hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

APPROVED THIS 13 DAY OF September, 2017 BY NO LESS THAN TWO-THIRDS (2/3) OF THE MEMBERS OF THE BOARD OF DIRECTORS OF VAIL AVENUE CONDOMINIUM ASSOCIATION:

  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
  
 \_\_\_\_\_

  
 \_\_\_\_\_  
  
 \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS        )

) SS.

COUNTY OF COOK         )

I, FRAN CARROLL, state that I am the Secretary of the Board of Directors of the Vail Avenue Condominium Association, and that a copy of the foregoing Amendment was either delivered personally to each Unit Owner at the Association or was sent by regular U. S. Mail, postage prepaid, to each Unit Owner in the Association at the address of the unit or such other address as the Owner has provided to the Board of Directors for purposes of mailing notices. I further state that the Unit Owners did not file a petition with the Board, pursuant to the requirements of Section 27(b)(3) of the Illinois Condominium Property Act, objecting to the adoption of this Amendment.

*Fran Carroll*

Secretary, Board of Directors for the  
Vail Avenue Condominium Association

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT A

Units 201 through 708 in the Vail Avenue Condominium as delineated on a survey of part of the West 1/2 of the Southwest 1/2 of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, as delineated and define in survey attached as Exhibit "C" to the Declaration of Condominium recorded August 15, 2000 as Document Number 00625338, as amended from time to time, all in Cook County, Illinois.

Property Address: 44 N. Vail Avenue, Arlington Heights, Illinois

<u>PIN Number</u>	<u>Unit Number</u>
03-29-340-026-0000	
03-29-340-027-1001	201
03-29-340-027-1002	202
03-29-340-027-1003	203
03-29-340-027-1004	204
03-29-340-027-1005	205
03-29-340-027-1006	206
03-29-340-027-1007	207
03-29-340-027-1008	208
03-29-340-027-1009	209
03-29-340-027-1010	210
03-29-340-027-1011	211
03-29-340-027-1012	212
03-29-340-027-1013	213
03-29-340-027-1014	214
03-29-340-027-1015	215
03-29-340-027-1016	301
03-29-340-027-1017	302
03-29-340-027-1018	303
03-29-340-027-1019	304
03-29-340-027-1020	305
03-29-340-027-1021	306
03-29-340-027-1022	307
03-29-340-027-1023	308
03-29-340-027-1024	309
03-29-340-027-1025	310
03-29-340-027-1026	311
03-29-340-027-1027	312
03-29-340-027-1028	313
03-29-340-027-1029	314
03-29-340-027-1030	315
03-29-340-027-1031	401
03-29-340-027-1032	402
03-29-340-027-1033	403
03-29-340-027-1034	404
03-29-340-027-1035	405
03-29-340-027-1036	406

# UNOFFICIAL COPY

03-29-340-027-1037	407
03-29-340-027-1038	408
03-29-340-027-1039	409
03-29-340-027-1040	410
03-29-340-027-1041	411
03-29-340-027-1042	412
03-29-340-027-1043	413
03-29-340-027-1044	414
03-29-340-027-1045	415
03-29-340-027-1046	501
03-29-340-027-1047	502
03-29-340-027-1048	503
03-29-340-027-1051	507
03-29-340-027-1052	508
03-29-340-027-1053	509
03-29-340-027-1054	510
03-29-340-027-1055	511
03-29-340-027-1056	512
03-29-340-027-1057	514
03-29-340-027-1058	515
03-29-340-027-1060	513
03-29-340-027-1061	601
03-29-340-027-1062	602
03-29-340-027-1063	603
03-29-340-027-1064	605
03-29-340-027-1065	606
03-29-340-027-1066	607
03-29-340-027-1067	608
03-29-340-027-1068	609
03-29-340-027-1069	610
03-29-340-027-1070	611
03-29-340-027-1071	612
03-29-340-027-1072	613
03-29-340-027-1073	701
03-29-340-027-1074	702
03-29-340-027-1075	703
03-29-340-027-1076	704
03-29-340-027-1077	705
03-29-340-027-1078	706
03-29-340-027-1079	707
03-29-340-027-1080	708
03-29-340-027-1081	505
03-29-340-027-1082	506