



1730345053

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 13033 S. SEELEY CONDOMINIUM REMOVAL OF CONDOMINIUM PROPERTY FROM CONDOMINIUM PROPERTY ACT

This Declaration, made and entered into this 30th day of October, 2017, and made by 13033 S. SEELEY CONDOMINIUM ASSOCIATION (the "Association") and BERNARD ALFRED STEUBER and SHARON MARIE STEUBER, Husband and Wife of 14831 Ridgewood, Oak Forest, Illinois 60452 as the sole owner and member (the "Member") of the Association.

WITNESSETH:

WHEREAS, on May [redacted] by a Declaration of Condominium Ownership ("Declaration") was recorded in the Recorder's Office of Cook County, Illinois, as Document No. 0615039060, creating a condominium and submitting certain real estate to the provisions of the Illinois Condominium Property Act (Act); and

WHEREAS the Declaration converted certain real estate with the common address of 13033 S. Seeley, Blue Island, IL 60406 into six (6) distinct condominium units each with their own individual property identification numbers as identified below and collectively (the "Property").

- | | | |
|----|--------------------|--------------------------------------|
| 1. | 25-31-125-071-1001 | Doc# 1730345053 Fee \$76.00 |
| 2. | 25-31-125-071-1002 | |
| 3. | 25-31-125-071-1003 | RHSD FEE: \$9.00 RPRF FEE: \$1.00 |
| 4. | 25-31-125-071-1004 | KAREN A. CARBOUGH |
| 5. | 25-31-125-071-1005 | COOK COUNTY RECORDER OF DEEDS |
| 6. | 25-31-125-071-1006 | DATE: 10/30/2017 03:19 PM PG: 1 OF 6 |

WHEREAS, Member acquired title to all of the condominium units as identified above and thereby became sole owner of the Property, pursuant to a special warranty deed recorded on March 15, 2017 as document number 1707417001.

WHEREAS, Member desires to De-Convert the Property and remove the Property from the provisions of the Act, as more particularly described below.

NOW, THEREFORE, the Member does hereby amend the Declaration as follows.

1. Pursuant to 765 ILCS 605/16 Member, as the sole owner of all of the condominium units and the Property, has agreed to remove the Property from the provisions of the Act.

2. Upon recording of this Amendment, the legal description of the Property shall revert to its legal description as set forth on the Original Plat.

Being, for avoidance of doubt:

LOTS 2, 3 AND 4 (EXCEPT THE NORTH 45 AND 2/3 FEET AND EXCEPT THE SOUTH 50 AND 2/3 FEET OF SAID LOTS, ALSO EXCEPT EAST 35 FEET OF SAID LOT 2 AND EXCEPT THE WEST 25 FEET OF SAID LOT 4) IN CHARLES ELLFELDT'S SUBDIVISION OF LOT 3 IN SANDERS SECOND ADDITION TO BLUE ISLAND IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

RECORDING FEE 48.00
DATE 10-30-17 COPIES 6
OK BY B M

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3. Pursuant to Article XIX of the Declaration, Member, being the sole owner of the condominium units in the condominium and therefore sole owner of the Property hereby consents to this amendment. Further, there are no lien or mortgage holders affecting any of the condominium units or the Property and therefore no consent is required. (Attached and incorporated hereto as Exhibit A are the individual title searches for each condominium unit.)

4. Pursuant to 765 ILCS 605/16 after recording of this Amendment, the Property is deemed to be owned in common by all the owners.

IN WITNESS WHEREOF, the undersigned Member and Association have executed this Amendment as of the date set forth above.

ASSOCIATION

13033 S. Seeley Condominium Association

By: B.A. Steuber

Name: Bernard A. Steuber

Title: Sole Member

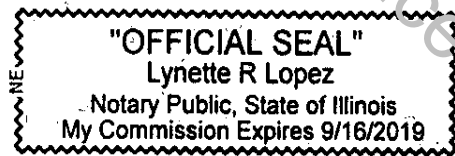
STATE OF ILLINOIS)

COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30th day of October, 2017 by Bernard A Steuber as Sole Member of 13033 S. Seeley Condominium Association, on behalf of the Association.

Lynette R Lopez
Notary Signature

9/16/2019
Signature Expires



Signatures Continue on Next Page

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OWNER and MEMBER

By: [Signature]

Name: Bernard A. Steuber

By: [Signature]

Name: Sharon Steuber

STATE OF ILLINOIS)

COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30th day of October, 2017 by Bernard Alfred Steuber and Sharon Marie Steuber as the sole Owner(s) and Member(s).

[Signature]
Notary Signature

9/16/2019
Signature Expires



Document #: 1809344

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

CUSTOMER NAME AND ADDRESS:
QUERREY & HARROW LIMITED
175 WEST JACKSON BOULEVARD
SUITE 1600
CHICAGO, ILLINOIS 60604-2827

ORDER NO.: 1408 H25402960 HE

PLEASE DIRECT INQUIRIES TO:
820 PARKVIEW BLVD
LOMBARD, IL 60148

SEAN WAGNER

KG
(800)284-7545

CUSTOMER REFERENCE:
13033 SEELEY

EFFECTIVE DATE: 09/21/17

BORROWER NAME AND ADDRESS:
N/A

UPDATE LAND ONLY:
PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW

Address of Property: 13033 SEELEY AVE, BLUE ISLAND, ILLINOIS 60406

County: COOK

A. Last Grantee of Record:
BERNARD ALFRED STEUBER AND SHARON MARIE STEUBER, IN JOINT TENANCY

Document No. 1707417001
Recording Date: 03/15/2017

Covering Records of: 09/21/17

B. Current Year Real Estate Tax Information:
PERMANENT INDEX NUMBER: 25-31-125-071-1001

2016 TAXES: 1ST INSTALLMENT:\$ 1,369.75 PAID
FINAL INSTALLMENT:\$ 1,068.62 PAID

OUR TAX SEARCH OF THE FIVE CALENDAR YEARS PRECEDING DATE OF POLICY DISCLOSES THE FOLLOWING UNSATISFIED TAXES: NONE

C. Mortgages, Judgments and Other Liens of Record:
PERMANENT INDEX NUMBER: 25-31-125-071-1002

2016 TAXES: 1ST INSTALLMENT:\$ 1,363.23 PAID
FINAL INSTALLMENT:\$ 1,063.33 PAID

OUR TAX SEARCH OF THE FIVE CALENDAR YEARS PRECEDING DATE OF POLICY DISCLOSES THE FOLLOWING UNSATISFIED TAXES: NONE

PERMANENT INDEX NUMBER: 25-31-125-071-1003

CONTINUED ON NEXT PG

CHICAGO TITLE INSURANCE COMPANY BY:



This Property Information Report is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such. This Property Information Report is subject to certain Terms and Conditions that are hereby incorporated by reference and made a part hereof. A copy of these Terms and Conditions is available upon request.

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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

CTIC ORDER NO.: 1408 H25402960 HE

C. Mortgages, Judgments and Other Liens of Record (Cont'd):

2016 TAXES: 1ST INSTALLMENT:\$ 1,369.75 PAID
FINAL INSTALLMENT:\$ 1,068.62 PAID

OUR TAX SEARCH OF THE FIVE CALENDAR YEARS PRECEDING DATE OF POLICY DISCLOSES THE FOLLOWING UNSATISFIED TAXES: NONE

PERMANENT INDEX NUMBER: 25-31-125-071-1004

2016 TAXES: 1ST INSTALLMENT:\$ 1,369.75 PAID
FINAL INSTALLMENT:\$ 1,068.62 PAID

OUR TAX SEARCH OF THE FIVE CALENDAR YEARS PRECEDING DATE OF POLICY DISCLOSES THE FOLLOWING UNSATISFIED TAXES: NONE

PERMANENT INDEX NUMBER: 25-31-125-071-1005

2016 TAXES: 1ST INSTALLMENT:\$ 1,369.75 PAID
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OUR TAX SEARCH OF THE FIVE CALENDAR YEARS PRECEDING DATE OF POLICYDISCLOSES THE FOLLOWING UNSATISFIED TAXES: NONE

PERMANENT INDEX NUMBER: 25-31-125-071-1006

2016 TAXES: 1ST INSTALLMENT:\$ 1,369.75 PAID
FINAL INSTALLMENT:\$ 1,068.62 PAID

OUR TAX SEARCH OF THE FIVE CALENDAR YEARS PRECEDING DATE OF POLICYDISCLOSES THE FOLLOWING UNSATISFIED TAXES: NONE

NO UNRELEASED MORTGAGES, TRUST DEEDS OR MECHANICS' LIEN CLAIMS APPEAR OF RECORD.

WE FIND NO JUDGMENTS OR OTHER GENERAL LIENS RECORDED AGAINST:

BERNARD ALFRED STEUBER AND SHARON MARIE STEUBER

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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25402960 HE

D. Legal Description

UNIT NUMBER (S) 1A, 1B, 1C, 2C, 2D, AND 2E IN 13033 S. SEELEY CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2, 3 AND 4 (EXCEPT THE SOUTH 50 AND 2/3 FEET OF SAID LOT), ALSO THE EAST 35 FEET OF SAID LOT 2 AND EXCEPT THE WEST 25 FEET OF SAID LOT 4) IN CHARLES ELLFELDT'S SUBDIVISION OF LOT 3 IN SANDER'S SECOND ADDITION TO BLUE ISLAND IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2006 AS DOCUMENT NUMBER 0615039060; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

BORROWER NAME AND ADDRESS:
N/A**PERMANENT REAL ESTATE INDEX NUMBER:**
SEE BELOW