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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2017 09:32 AM PG: 1 OF 7

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR OAK PARK OPERA CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for Oak Park Condominium (hereinafter "the Declaration"), which was recorded as Document Number 0631217018 in the Office of the Recorder of Deeds of Cook County, Illinois, and cover the Property (hereafter "the Property") legally described in Exhibit 1 which is attached hereto and made as a part hereof.

WHEREAS, this Amendment is adopted pursuant to the provisions of Section 31 of the Illinois Condominium Property Act (hereinafter "the Act")(765 ILCS 605/31); and

WHEREAS, Section 31 of the Act provides that Owners may at their own expense subdivide or combine and locate and relocate common elements affected or required thereby, in accordance with the provisions of the condominium instruments and the requirements of the Act; and

WHEREAS, Section 31 of the Act also requires the Owners to make written application to the Board of Directors, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new units of the percentage interest in the common elements, and setting forth where the limited common elements, if any, previously assigned to the Unit to be subdivided should be assigned to each new Unit or to fewer than all of the new Units created and requesting if desired in the event of a combination of any Units, that the new Unit be granted the exclusive right to use as a limited common element, a portion of the common elements

RECORDING FEE 50.00
DATE 12/27/2017 COPIES 6x
OK BY [Signature]

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within the building adjacent to the new Unit; and

WHEREAS, upon receipt of such application, Section 31 provides that if the application is approved by a majority of the Board of Directors, it shall be effective upon (1) recording of this amendment to the condominium instruments in accordance with Section 5 and 6 of the Act, and (2) execution by the Owners of the Units involved; and

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

WHEREAS, Sally J. Nieto, not personally but as Trustee of the Sally J. Nieto Living Trust, dated the 27th day of February, 2002 (hereinafter "the Owner") is the Owner of the properties commonly known as 110 S. Marion Street, Units 507 and 508, Oak Park, Illinois (hereinafter "the Subject Properties"); and

WHEREAS, the Owner of the Subject Properties desires to combine said Units to be described as 507-508, and to amend the Declaration to reflect the transaction; and

WHEREAS, the transaction has been approved by a majority of the Board of Directors of the Association at a meeting held on December 6, 2017; and

WHEREAS, this Amendment has been executed by the President of the Association and by the Owner of the Subject Properties that are involved, all in compliance with Section 31 of the Act.

NOW THEREFORE, the Declaration is hereby amended by adding the following in accordance with the text which follows:

1. Units 507 and 508 are hereby combined into a single Unit and shall be commonly known as 110 S. Marion Street, Unit 508, Oak Park, Illinois, as delineated on the Plat of Survey as Units 507 and 508 and adjoining common elements as attached hereto as Exhibit 2.
2. Unit 508 shall be allocated 4.91% of ownership in the common elements and Exhibit C to the Declaration is hereby amended to reflect the combination of Units and combined percentage of ownership allocated thereto.
3. All remaining provisions of the Declaration that do not conflict with that stated herein shall remain in full force and effect.

END OF DOCUMENT

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PRESIDENT'S SIGNATURE PAGE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, MATTHEW DOMINSKI, am the President of the Board of Directors of Old Opera House Association, NFP, and by my signature below do hereby execute the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects of the transaction involving the combination of Units 507 and 508, including the reallocation or adjustment of the common interest, which transaction has been approved by at least a majority of the Board of Directors.

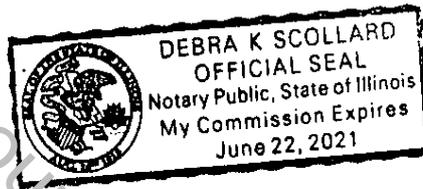
Matthew Dominski

President

Executed this 11th day of December, 2017.

Affiant is personally known to me.
SUBSCRIBED AND SWORN to before me
this 11th day of December, 2017.

Debra K Scollard
Notary Public



Property of Cook County Clerk's Office

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UNIT OWNER EXECUTION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, SALLY J. NIETO, as Trustee of the Sally J. Nieto Living Trust, dated the 27th day of February, 2002, am the Owner of the property commonly known as 110 S. Marion Street, Units 507 and 508, Oak Park, Illinois, within the Old Opera House Association, NFP, being all of the Units involved in this transaction, by my signature below hereby execute and approve the foregoing amendment to the Declaration, with respect to the combination of Units 507 and 508.



Sally J. Nieto, as Trustee of the Sally J. Nieto Living Trust, dated the 27th day of February, 2002



Executed this 30 day of NOV, 2017.

Affiants are personally known to me.
SUBSCRIBED AND SWORN, to before me
this 30 day of NOV, 2017.


Notary Public

Cook County Clerk's Office

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Exhibit 1 Legal Description of Property

PIN: 16-07-302-023-1029

PARCEL 1: UNIT 507 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RESIDENCE AT THE OAK PARK OPERA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0631217018, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-07-302-023-1030

PARCEL 1: UNIT NUMBER 508 IN THE RESIDENCES AT THE OAK PARK OPERA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN JAMES W. SCOVILLE'S ADDITION TO HARLEM IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

110 S. Marion, #508
Oak Park, IL 60302

Property of Cook County Clerk's Office

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NATIONAL SURVEY SERVICE, INC. The Residence at the Oak Park Opera Club Condominium

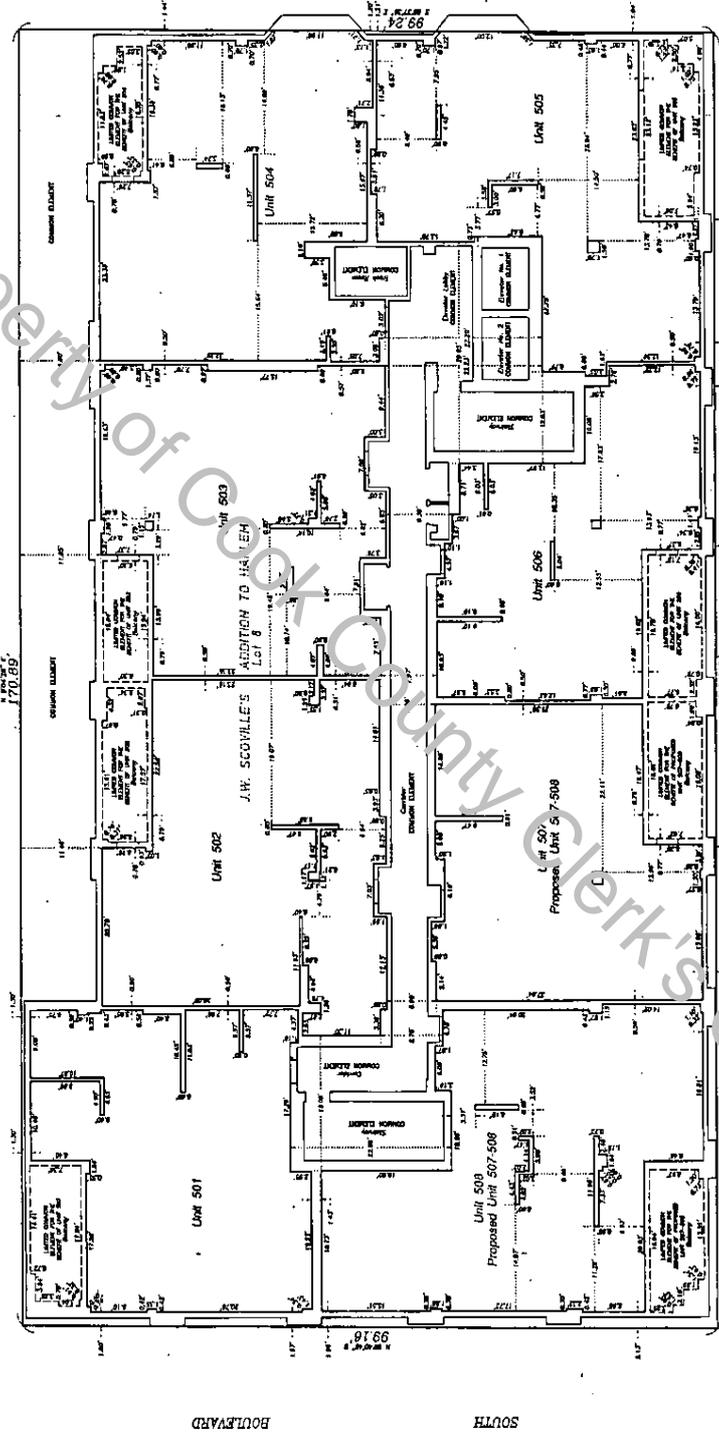
Lower Elevation = 678.45'
Upper Elevation = 688.39'

PROPERTY NO. N-13884 CONDOMINIUM
DATE NOV. 2, 2007
NOV. 27, 2017

Exhibit 2

Showing Existing Units 507 and 508 to be Combined as Unit 507-508

KNOWN AS 108-114 S. MARION AVE., OAK PARK, ILLINOIS.
EXHIBIT FOR MOBILE AND O'LEARY, LLC.



AVENUE

S MARION

BOULEVARD

SOUTH

NOV. 27, 2017
DATE NOV. 2, 2007
PROPERTY NO. N-13884 CONDOMINIUM
SURVEY NO. N-13884 CONDOMINIUM
PREPARED BY:
NATIONAL SURVEY SERVICE, INC.
100 W. MADISON AVENUE, SUITE 200
CHICAGO, ILLINOIS 60601
TEL. 312-467-8888



IMPORTANT
NOTES: THIS FLOOR PLAN IS A SUMMARY OF THE RECORD DRAWINGS AND THE FIELD NOTES OF THE SURVEY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE IN COURT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SUMMARY.

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