

# UNOFFICIAL COPY

Doc#: 1814101012 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/21/2018 09:33 AM Pg: 1 of 8

Prepared by and mail to:  
Daniel E. Fajerstein  
513 Chicago Avenue  
Evanston, Illinois 60202



## THIRD AMENDMENT TO THE DECLARATION OF ABBOTT COURT CONDOMINIUMS III

The Abbott Court Condominiums III Association ("Association"), pursuant to its rights and powers provided in the Declaration of Condominium Ownership of the Abbott Court Condominiums III ("Declaration") recorded February 13, 2007 as Document 0704416074 has executed the Third Amendment to the Declaration of Abbott Court Condominiums III for the purpose of amending the Declaration of Condominium Ownership for Abbott Court Condominiums III located at 2828 N. Orchard Street and 2826 N. Orchard Street, Chicago, Illinois 60657 (the "Declaration"), as amended from time to time, for the property legally described as follows:

**LOT 8 AND THE NORTH 5 FEET OF LOT 9 IN SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES OF THE SOUTH 50 ACRES) IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Unit No.	Permanent Index Number
CH	14-28-115-090-1005
1	14-28-115-090-1001 & 14-28-115-090-1002
2	14-28-115-090-1003
3	14-28-115-090-1004

### RECITALS

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, the Board has determined that it is the best interests of the Association and its Unit Owners to make certain amendments to the Declaration and Bylaws; and

WHEREAS, the owners desire to amend the Declaration to clarify the location of the Limited Common Element for Unit CH.

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WHEREAS, this Amendment has been approved by one-hundred percent (100%) of the total ownership of the Common Elements;

NOW, THEREFORE, pursuant to the Declaration and Bylaws, the Association hereby amends the Declaration and Bylaws as follows.

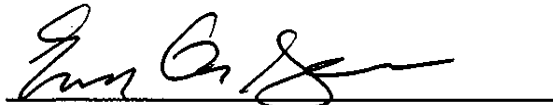
The owners of the Abbott Court Condominiums III Association, after due notice to the owners, hereby adopt an Amendment to the Association Declaration as follows:

Exhibit E shall be added to the Condominium Declaration to clarify the location of the Limited Common Element for Unit CH.

ADOPTED BY THE OWNERS OF THE  
ABBOTT COURT CONDOMINIUMS III  
ASSOCIATION  
this \_\_\_\_ day of \_\_\_\_\_, 2018

In witness whereof, the Board of Managers acknowledge that this Amendment was approved by one-hundred percent of unit owners and their signatures are affixed hereto this 16 day of April, 2018.

For the Board of Managers



Emily George, Vice-President

\_\_\_\_\_  
Kimberly Eberl, Secretary

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

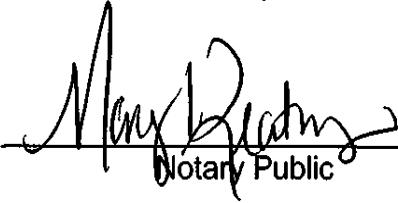
I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Emily George, Vice-President and Kimberly Eberl, Secretary of the Abbott Court Condominiums III Condominium Association personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing

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instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act and as the free and voluntary act as members of the Board of Managers of the Abbott Court Condominiums III Association.

Given under my hand and notarial seal this 16 day of April, 2018.



  
\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

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WHEREAS, this Amendment has been approved by one-hundred percent (100%) of the total ownership of the Common Elements;

NOW, THEREFORE, pursuant to the Declaration and Bylaws, the Association hereby amends the Declaration and Bylaws as follows.

The owners of the Abbott Court Condominiums III Association, after due notice to the owners, hereby adopt an Amendment to the Association Declaration as follows:

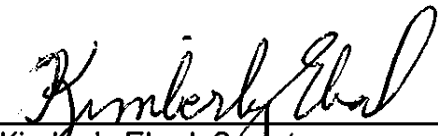
Exhibit E shall be added to the Condominium Declaration to clarify the location of the Limited Common Element for Unit CH.

ADOPTED BY THE OWNERS OF THE  
ABBOTT COURT CONDOMINIUMS III  
ASSOCIATION  
this 24 day of APRIL, 2018

In witness whereof, the Board of Managers acknowledge that this Amendment was approved by one-hundred percent of unit owners and their signatures are affixed hereto this 26 day of APRIL, 2018.

For the Board of Managers

\_\_\_\_\_  
Emily George, Vice-President

  
\_\_\_\_\_  
Kimberly Eberl, Secretary

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Emily George, Vice-President, and Kimberly Eberl, Secretary of the Abbott Court Condominiums III Condominium Association** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing

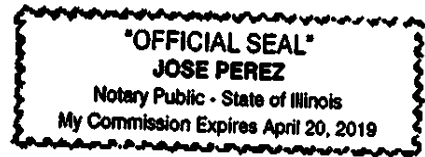
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instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act and as the free and voluntary act as members of the Board of Managers of the Abbott Court Condominiums III Association.

Given under my hand and notarial seal this 26 day of APRIL, 2018.

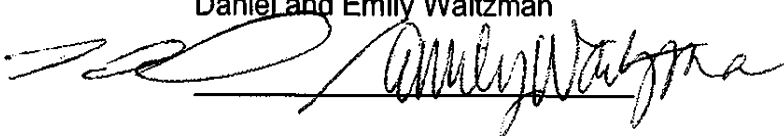
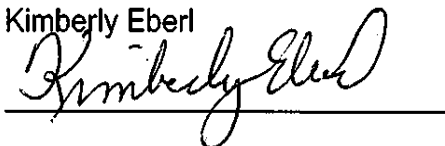
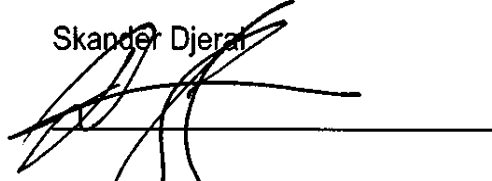
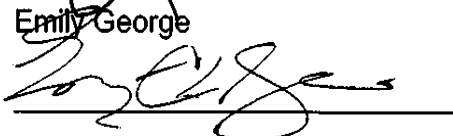
*Jose Perez*

Notary Public

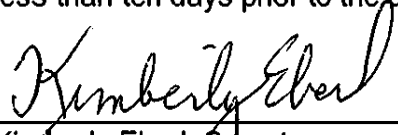


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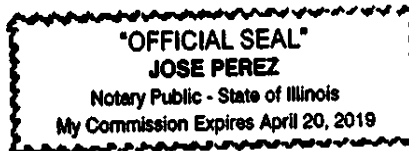
<u>Unit no.</u>	<u>Vote Results</u>	<u>Name</u>
CH	Yes	Daniel and Emily Waitzman 
1	Yes	Kimberly Eberl 
2	Yes	Skander Djeraj 
3	Yes	Emily George 

I, Kimberly Eberl, Secretary of the Board of Managers of the Abbott Court Condominiums III Association, do hereby certify that all of the unit owners have approved this Amendment and that I have mailed a copy of this Amendment by certified mail to all mortgagees having bona fide liens of record against a unit or ownership not less than ten days prior to the date affixed hereto.

  
 \_\_\_\_\_  
 Kimberly Eberl, Secretary

Subscribed and sworn to before me  
 this 26 day of APRIL, 2018

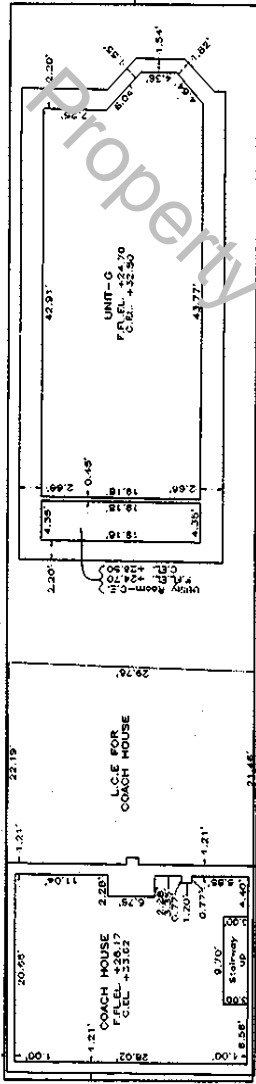
  
 \_\_\_\_\_  
 Notary Public



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ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CITY OF CHICAGO DATUM. BENCH MARK NUMBER 318 ELEVATION +19.201 LOCATED 40.20 FEET NORTH OF THE NORTH LINE OF WEST IRVING PARK  
 DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.  
 HORIZONTAL AND VERTICAL PLANES FORMING BOUNDARIES OF UNIT COINCIDE WITH THE TOP OF FINISHED FLOOR, BOTTOM OF FINISHED CEILING AND INTERIOR FACE OF PERIMETER FINISHED WALLS.

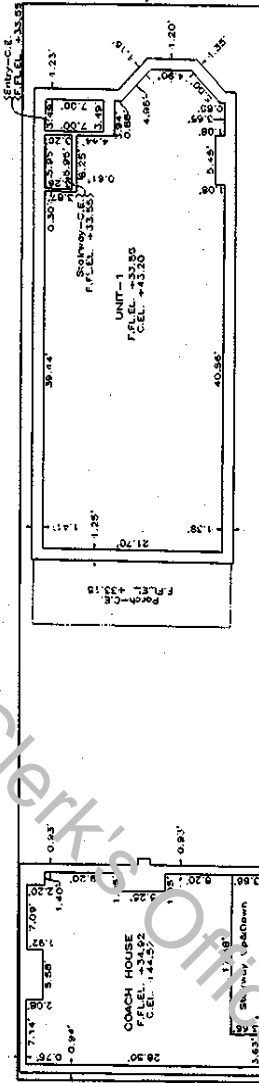
N. ORCHARD ST.



### GARDEN LEVEL

#2828 NORTH ORCHARD STREET

N. ORCHARD ST.



### FIRST LEVEL

#2828 NORTH ORCHARD STREET

LEGEND:  
 F.F.L. - Finished Floor Elevation  
 C.E.L. - Ceiling Elevation  
 C.E. - Common Element  
 for the Exclusive Use of the Designated Unit

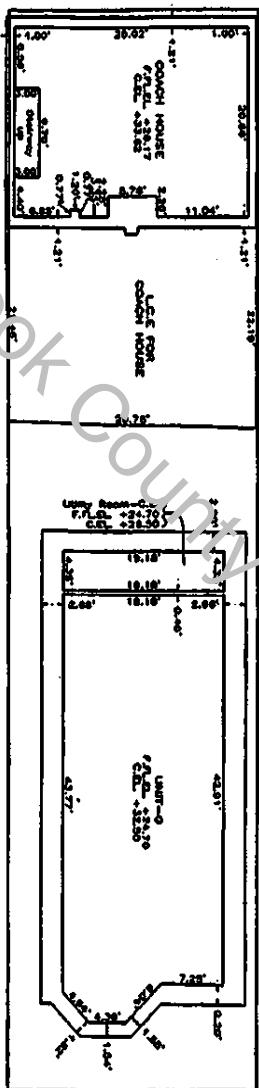
ORDER NUMBER: 05-70399

Exhibit E

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ALL DIMENSIONS FROM INTERIOR FINISH SURFACES TO CENTER OF GRADE CURB. DIMENSION MARKER SHALL BE LOCATED 4.00 FEET NORTH OF THE NORTH LINE OF WEST BRAND PARK OVERLOOKING THE WEST SIDE OF THE SOUTH SIDE OF NORTH PARKWAY STREET. DIMENSIONS ARE IN FEET AND DECIMAL FRACTIONS THEREOF. HORIZONTAL AND VERTICAL PLACES FORMED CONFORMS OF UNIT CORNER WITH THE TOP OF THE CURB, BOTTOM OF FINISHED GRADE AND INTERIOR FACE OF FORMER FINISHED WALL.



GARDEN LEVEL  
#2828 NORTH ORCHARD STREET

N. ORCHARD ST.

Exhibit E (enlarged)