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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2018 10:06 AM Pg: 1 of 8

(CT) 18GNW665001 PK
3/3

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP BYLAWS, EASEMENTS, RESTRICTION AND COVENANTS FOR 2243 N. LISTER CONDOMINIUMS

This document is recorded for the purpose of amending the Declaration of Condominium Ownership Bylaws, Easements, Restrictions, and Covenants for 2243 N. Lister Condominiums (the "Declaration") for the 2243 N. Lister (the "Association"), which Declaration was recorded August 26 2005 as Document Number 523803119 in the office of the Recorder of Deeds of Cook County, Illinois, and covers the property (the "Property") legally described on Exhibit A, which is attached hereto and made a part thereof.

Prepared by:
John M. Duggan
Law Office of John M. Duggan, P.C.
6650 N. Northwest Hwy #304
Chicago, IL 60631

After recording mail to:

A. Adler Management, LLC

Deborah Isbell

2309 Glenview Ave
Park Ridge, IL
60068

This amendment is adopted pursuant to the provisions of Section 17 of the Illinois Condominium Property Act (the "Act") and Section 5 of Article III of the Declaration.

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Section 17 of the Act provides that "No modification or amendment of the declaration or bylaws shall be valid unless the same is set forth in an amendment thereof and such amendment is duly recorded. An amendment of the declaration... shall be deemed effective upon recordation, [and...] amendments to condominium instruments authorized to be recorded shall be executed and recorded by the president of the association or such other officer authorized by the board of managers." Section 5, Article III, of the Declaration states: "The use of Limited Common Elements may be transferred between Unit Owners at their expense, provided that the transfer may be made only in accordance with the Condominium Instruments and the provisions of the Declaration. Each transfer shall be made by an amendment to the Declaration executed by all Unit Owners who are parties to the transfer and consented to by all other Unit Owners who have any right to use the Limited Common Elements affected. The amendment shall contain a certificate showing that a copy of the amendment has been delivered to the Board of Managers. The amendment shall contain a statement from the parties involved in the transfer which sets forth any changes in the parties' proportionate shares. If the parties cannot agree upon a reapportionment of their respective shares, the Board of Managers shall decide such reapportionment. No transfer shall become effective until the amendment has been recorded."

Rights and obligations in respect to any limited common element shall not be affected, nor shall any transfer of it be effective, unless a transaction is in compliance with the requirements of this Section and of the Act.

The purpose of this Amendment is to restate and clarify the depiction of the Limited Common Elements (LCE) (parking space) set forth in the Declaration related to Parking Spaces, and to correct, restate and forever memorialize the assignment and the right to exclusive use of the LCE Parking Spaces to Units as set forth in the Declaration.

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, a meeting of the Board of Managers was held on January 10, 2018, and it was decided by unanimous vote that an Amendment to the Declaration should be created to restate, assign and clarify the depiction of the Limited Common Elements set forth in the Declaration related to LCE Parking Spaces; and

WHEREAS, a meeting of the Unit Owners was held on January 10, 2018, and it was decided by unanimous vote that an Amendment to the Declaration should be created and recorded to restate and clarify the depiction of the Limited Common Elements Parking space set forth in the Declaration; and

WHEREAS, the Owners have made written application to the Board of Managers of the

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Association, requesting an amendment to the condominium instruments, setting forth the depiction of the current use of the Limited Common Elements as described in the Declaration related to Parking Spaces; and

WHEREAS, the Owners are in unanimous agreement as to the depiction of the current use of Limited Common Elements related to Parking Spaces circulated, and that by their signature to this Amendment do hereby consent and agree to the assignment of Parking Spaces to Units, and

WHEREAS, this Amendment has been approved by a unanimous vote of the Board of Managers of the Association at a meeting held on January 10, 2018; and

WHEREAS, the Amendment has been executed by the President of the Association and by least three-fourths (3/4) of the Owners of the Units involved, all in compliance with pertinent Sections and Articles of the Declaration and the Act.

NOW THEREFORE, the Declaration of Condominium Ownership Bylaws, Easements, Restrictions, and Covenants for 2243 N. Lister Condominiums is hereby amended by incorporating the following Exhibits which follows:

- (1). Limited Common Element defined as Parking Space number 3 will be assigned to condominium unit 402.
- (2). Limited Common Element defined as Parking Space number 9 will be assigned to condominium unit 302.

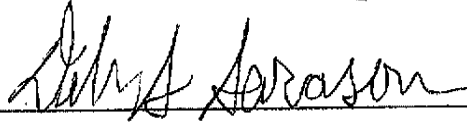
Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

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I, Deborah Isbell, am the President of the Board of Managers of 2243 N. Lister Condominium Association, and by my signature below do hereby execute and approve the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects set forth therein, namely to restate and clarify the depiction of the Limited Common Elements set forth in the Declaration related to Parking Spaces, and to correct, restate and forever memorialize the assignment of Parking Spaces to Units as set forth in the Conveyance Instruments, which Amendment has been approved by a unanimous vote of the Board of Managers.

EXECUTED this 1 day of February, 2018.

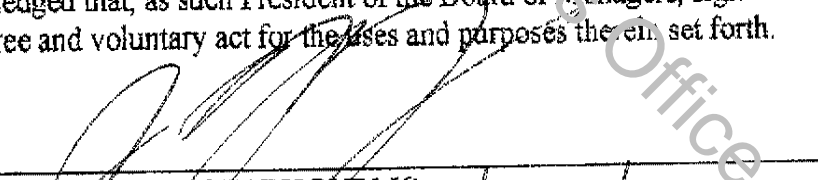


Deborah S. Sarason

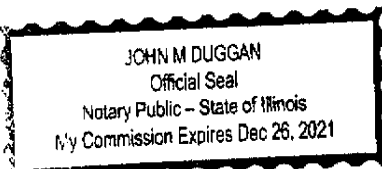
Printed Name

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date, Deborah Isbell, President of the Board of Managers of 2243 N. Lister Condominium Association, who is personally known to me, appeared before me and acknowledged that, as such President of the Board of Managers, signed this instrument as his free and voluntary act for the uses and purposes therein set forth.



NOTARY PUBLIC
My Commission Expires: 2/26/2021



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I Christopher Stewart, the Owner of Unit 201 in 2243 N. Lister Condominium Association, by my signature below do hereby execute and approve the forgoing amendment to the Declaration with respect to the depiction of the Limited Common Elements related to Parking Spaces, and the assignment thereof to Units in the Association.

EXECUTED this 11 day of Jan, 2018.

Christopher W Stewart

Christopher W Stewart Printed Name

STATE OF ILLINOIS

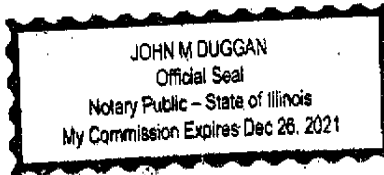
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date, 1/11/18, who is personally known to me, appeared before me and acknowledged that, as such Owner, signed this instrument as his free and voluntary act for the uses and purposes therein set forth.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires:

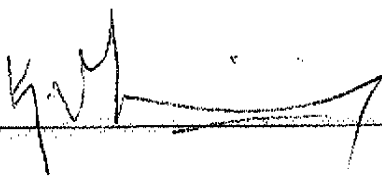


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I, SUBRAMANIAM KUMBAKONAM VENKATARAMAN, am the Secretary of the Board of Managers of 2243 N. Lister Condominium Association, and by my signature below do certify that a copy of this amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than (10) ten days prior to the date first executed.

EXECUTED this 11 day of Jan, 2018.



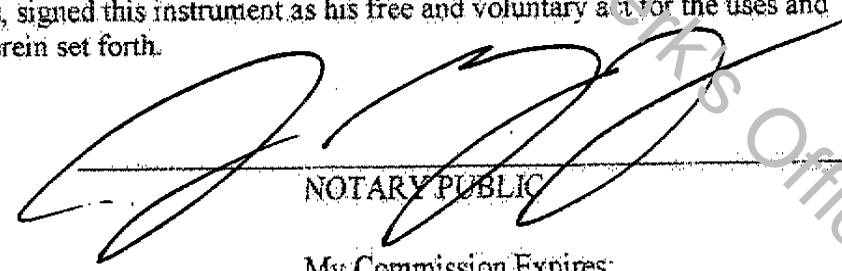
SUBRAMANIAM KUMBAKONAM VENKATARAMAN

Printed Name

STATE OF ILLINOIS

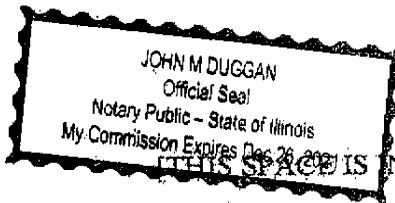
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date, 1/11/18, Secretary of the Board of Managers of 2243 N. Lister Condominium Association, who is personally known to me, appeared before me and acknowledged that, as such Secretary of the Board of Managers, signed this instrument as his free and voluntary act for the uses and purposes therein set forth.



NOTARY PUBLIC

My Commission Expires:



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WE, THE UNDERSIGNED, are all of the members of the Board of Managers of 2243 N. Lister Condominium Association, and by our signatures below, we hereby execute and approve the foregoing amendment to the Declaration.

EXECUTED this 11 day of JAN, 2018.

Christopher W Stewart

Christopher W Stewart
Printed Name

[Signature]
SUBRAMANIAN KUMARASWAMI VENKATAPATI
Printed Name

Printed Name

Printed Name

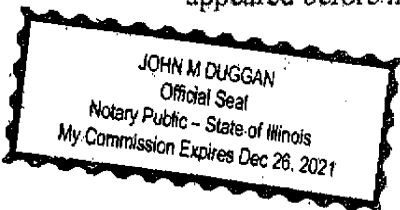
(CORPORATE SEAL)

Being all of the members of the Board of Managers of 2243 N. Lister Condominium Association

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date the above members of the Board of Managers of 2243 N. Lister Condominium Association, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this



[Signature] 1/10/18

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EXHIBIT A

Lots 27 and 28 in Block 5 in Fullerton's Addition to Chicago, in the North ¼ of the Northeast ¼ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number (PIN):
14-31-205-007-0000

Address of Real Estate: 2243 N. Lister Ave. Chicago, IL 60614

Property of Cook County Clerk's Office