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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2018 03:52 PM PG: 1 OF 5

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Rudolph Kaplan LLC
20 North Clark, Suite 2500
Chicago, Illinois 60602
(312) 236-8903

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE RIVER WEST VILLAGE LOFTS CONDOMINIUM ASSOCIATION

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for River West Village Lofts Condominium Association (hereafter the "Association"), which Declaration was recorded on September 3, 1993, as Document No. 93706515 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Third Amendment (the "Third Amendment") is adopted pursuant to Section 27 of the Illinois Condominium Property Act (the "Act") and Article 15.08 of the Declaration. Said provisions provide that this Third Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by all of the Members of the Board of the Association and approved by at least sixty seven percent (67%) of the total vote of the Unit Owners.

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 Third Amendment has been approved by at least sixty seven percent (67%) of the total vote of the Unit Owners, and signed and acknowledged by the President of the Board, all in compliance with Section 27 of the Act and Article 15.08 of the Declaration.

WHEREAS, the Board and the Unit Owners desire to amend Article IX of the Declaration, titled "Sale of the Property" to reduce the ownership approval threshold from one hundred percent (100%) to seventy-five percent (75%), so that it is consistent with Section 15 of the Act.

COORDINATOR

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WHEREAS, the Board and the Unit Owners further desire to remove the provision from Article IX and XI(e)(iii) of the Declaration which require mortgagee approval of any future sale of the Property.

NOW THEREFORE, Article IX of the Declaration is hereby deleted in its entirety, and replaced with the following new Article IX;

SALE OF PROPERTY

At a meeting duly called for such purpose, the Unit Owners by affirmative vote of at least seventy five (75%) of the Unit Owners, may elect to sell the Property as a whole. Such action shall be binding upon all Unit Owners and it shall thereupon become the duty of every Unit Owner to execute and deliver such instruments and to perform all acts as in manner and form may be necessary to effect such sale.

NOW THEREFORE, Article XI(e)(iii) of the Declaration (which contains the following clause; "the sale of the Property") shall be deleted in its entirety from the Declaration.

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

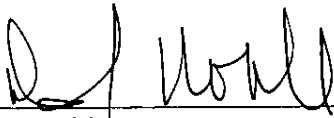
END OF TEXT OF AMENDMENT

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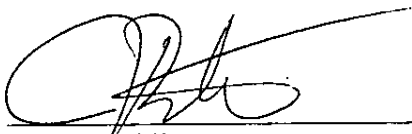
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

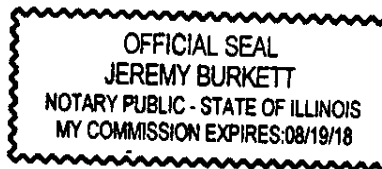
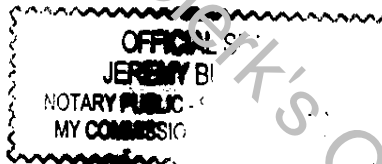
I DONNA NOBLE, am the President of the Board of the River West Village Lofts Condominium Association, a condominium established by the aforesaid Declaration, attest that this Third Amendment obtained the requisite approval of not less than 67% of the Unit Owners of the Association, and by my signature below do hereby execute the foregoing Third Amendment to the Declaration pursuant to Article 15.08 of the Declaration and Section 27 of the Illinois Condominium Property Act.

EXECUTED this 13TH day of JULY, 2018.

BY: 
President

SUBSCRIBED and SWORN to before me
this 13 day of July, 2018.


Notary Public



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CERTIFICATION OF
MORTGAGE NOTIFICATION

I, STAN LABA, do hereby certify that I am the duly elected Secretary of the River West Village Lofts Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I certify that this Third Amendment to the Declaration was delivered via certified mail by the Association attorney to all first mortgagees of record, and by my signature below do hereby execute the foregoing Third Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act


Secretary of the Board

Dated this 13 day of July, 2018

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EXHIBIT A **LEGAL DESCRIPTION**

ALL UNITS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER WEST VILLAGE LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93706515, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 400 North Racine Avenue
Chicago, Illinois 60642

P.I.N.(S): 17-08-141-019-1001 to 17-08-141-019-1033