

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY
AND MAIL TO:

GRIFFIN & GALLAGHER, LLC
10001 South Roberts Road
Palos Hills, Illinois 60465
708-598-6800



Doc# 1828444044 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2018 12:06 PM PG: 1 OF 7

Property of Cook County Clerk's Office

FIRST SPECIAL AMENDMENT
TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR 4346 SOUTH OAKENWALD CONDOMINIUMS
AND
DECLARATION OF BYLAWS FOR
THE 4346 SOUTH OAKENWALD CONDOMINIUM ASSOCIATION
AN ILLINOIS NOT-FOR-PROFIT CORPORATION

THIS FIRST SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR 4346 SOUTH OAKENWALD CONDOMINIUMS AND DECLARATION OF BYLAWS FOR THE 4346 SOUTH OAKENWALD CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION is made and entered into by 4350 OAK, LLC ("The Declarant").

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for 4346 SOUTH OAKENWALD CONDOMINIUMS and Declaration of Bylaws for THE 4346 SOUTH OAKENWALD CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1825634038 recorded September 13, 2018, 4350 Oak, LLC, submitted certain real estate (the "Property") to the provisions of the Declaration of said Condominium development being known as 4346 SOUTH OAKENWALD CONDOMINIUMS (the "Condominiums"); and

RECORDING FEE 50.00
DATE 10/11/2018 COPIES 62
OK BY [Signature]

UNOFFICIAL COPY

WHEREAS, BY ARTICLE XIX G of the Declaration the right is reserved in the Developer, 4350 Oak, LLC, to correct clerical or typographical errors in this declaration, or complete the data on the plat after improvements constructed at any time on the Parcel are completed by the Developer, or modify or amend this Declaration so long as such modifications and amendments shall not materially impair the rights of Owners; and

WHEREAS, 4350 Oak, LLC, was the legal title holder of the following described real estate which was submitted to the terms of the Declaration recorded as document number 1825634038:

THE SOUTH 5 FEET OF LOT 59 AND ALL OF LOT 58 IN HIGGINS
RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION IN SECTION 2,
TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 4346 S. Oakenwald Avenue, Units 1, 2 and 3 Chicago, IL 60653

PIN: 20-02-400-081-0000 (PIQ & OP)

NOW, THEREFORE, 4350 Oak, LLC, as the Developer, and for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. Exhibit A, the Plat of Survey is deleted and the attached Exhibit A, Plat of Survey is inserted in its stead. The Plat of Survey is *amended* solely to include a missing ceiling elevation located at the front (North end) of Unit 3, Third Floor level page 2 of 2.
2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

UNOFFICIAL COPY

In witness whereof, the undersigned Declarant and Developer has executed this instrument as of the date first written above.

4350 Oak, LLC

Danuta Stafira
Danuta Stafira, Member

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Danuta Stafira, Member, of 4350 Oak, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of September, 2018.

Noreen Linda McInerney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-19-21



Property of Cook County Clerk's Office

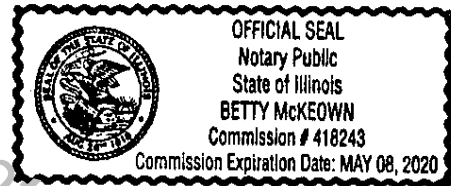
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that MARY A. McNALLY, SENIOR VICE PRESIDENT and THOMAS Spangler, SR. Vice Pres., respectively, of Countryside Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of AUGUST, 2018.

Betty McKeown
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 5/8/2020

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

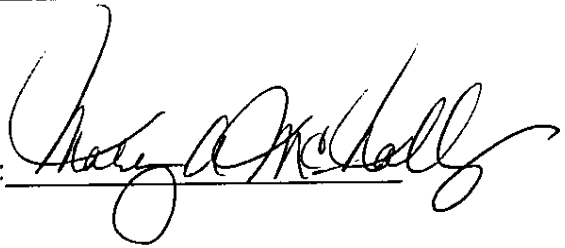
**1718808189 and 1718857165

Countryside Bank holder of mortgages on the property dated June 26, 2017 and recorded July 7, 2017 as Document No. 1718808282 hereby consents to the execution and recording of the within Declaration of Condominium Ownership and Easements, Restrictions, and Covenants for 4346 South Oakenwald Condominiums and Declaration of Bylaws for the 4346 South Oakenwald Condominium Association an Illinois Not-for-Profit Corporation and agrees that said mortgages are subject to the provisions of said Declaration.

IN WITNESS WHEREOF, the said Countryside Bank has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Homer Glen, Illinois on this day of

AUGUST 29, 2018.

BY:



ATTEST:



Property of Cook County Clerk's Office

UNOFFICIAL COPY

COOK COUNTY RECORDER OF DEEDS
EXHIBIT
ATTACHED TO DOCUMENT

5 pages
2 Doubles
50.00

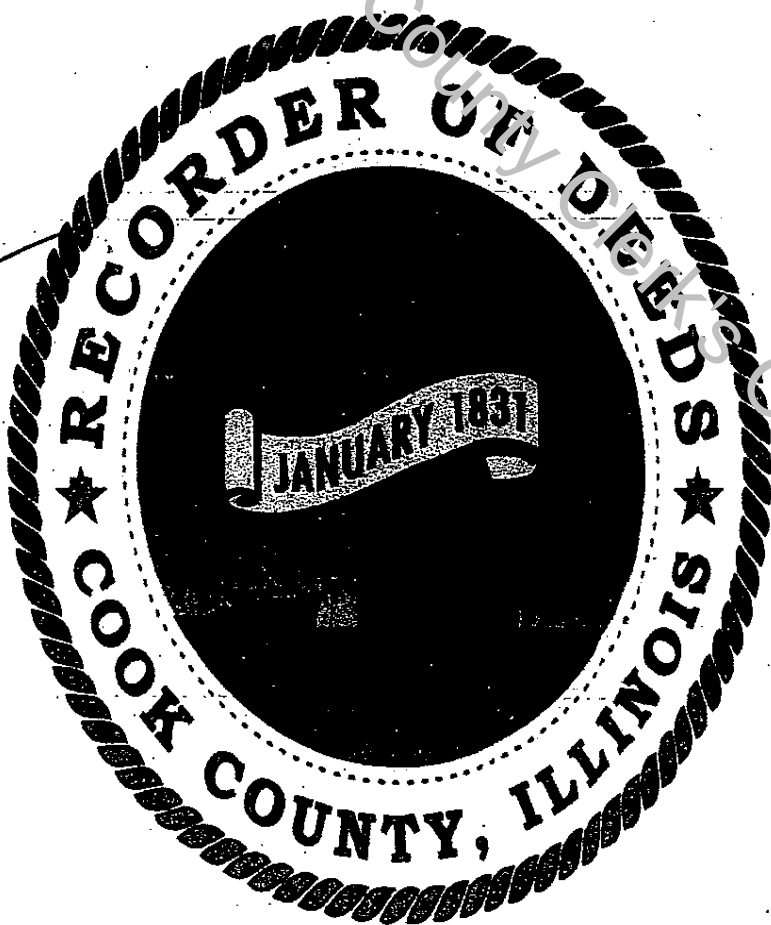


IMAGE STORED IN PLAT INDEX DATABASE

UNOFFICIAL COPY

CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS 60305
 TEL: (847) 299-1010 FAX: (847) 299-5887
 E-MAIL: USURVEY@USANDCS.COM

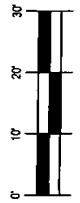
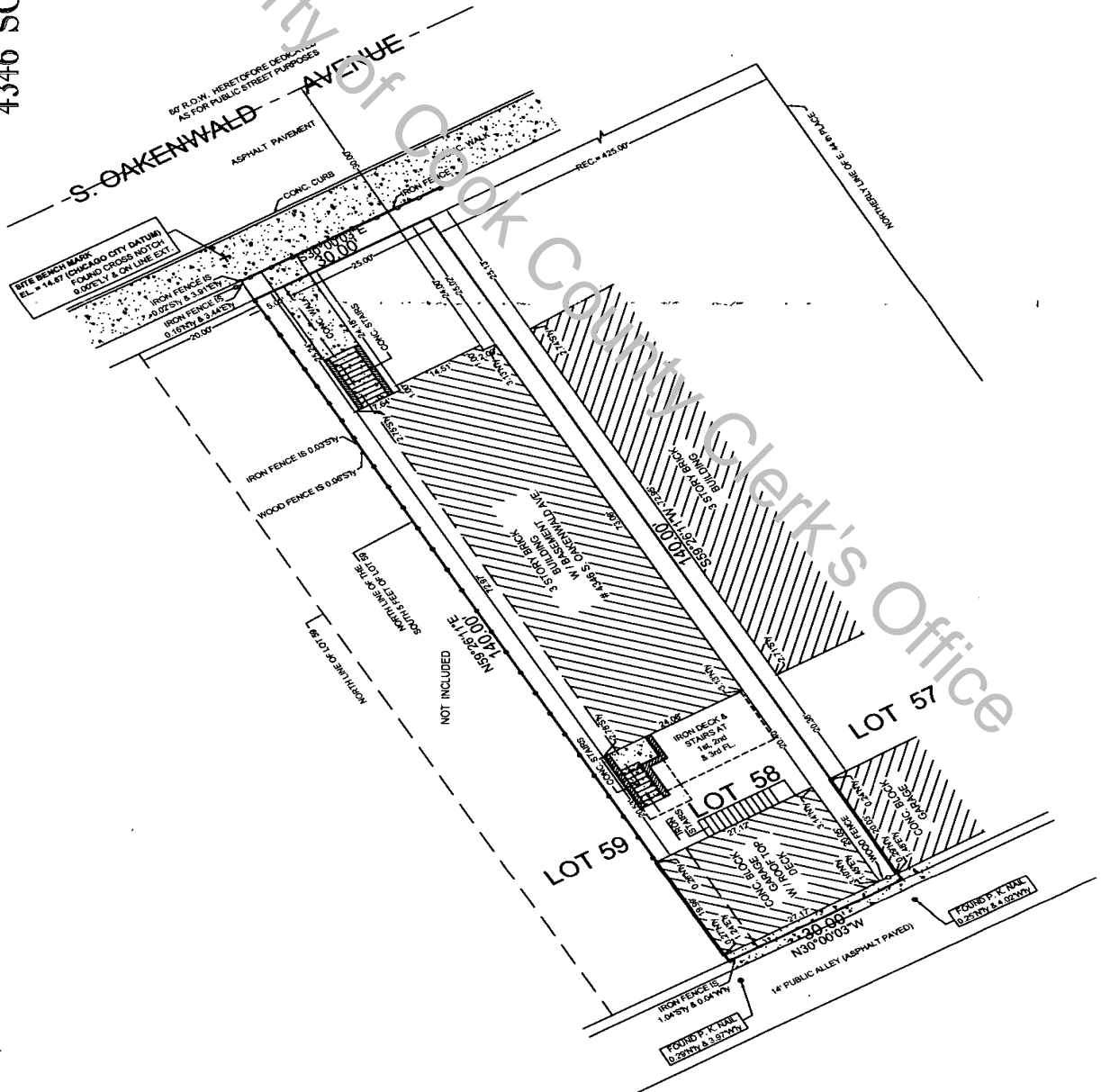
EXHIBIT "A" / PLAT OF SURVEY
 OF
4346 SOUTH OAKENWALD CONDOMINIUMS

THE SOUTH 5 FEET OF LOT 59 AND ALL OF LOT 58 IN HIGGINS RESUBDIVISION OF NUTTS LAKE SHORE SUBDIVISION IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 4346 S. OAKENWALD AVENUE, CHICAGO, ILLINOIS.
 PERMANENT INDEX NUMBER: 20-02-400-081-0000

RECORDING FEE 50.00
 DATE 10/11/2018 COPIES 2
 OK BY [Signature]

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)
 I, ROY G. LAWNCZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 I FURTHER CERTIFY THAT THE ITEMS LISTED IN ITEMS # 3 AND # 4 OF SECTION 5 OF 765 ILCS 605 ARE DEPICTED ON THE PLAT.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.
 RIVER FOREST, ILLINOIS, SEPTEMBER 28, A.D. 2018.
 BY: [Signature]
 ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 352280
 LICENSE EXPIRES: NOVEMBER 30, 2018



REFERENCE BENCH MARK
 CITY OF CHICAGO STANDARD BENCH MONUMENT NUMBER 285
 ELEVATION = 16.631
 LOCATION:
 12.00 FT. NORTH OF THE SOUTH LINE OF E. 42nd PLACE AND
 4.30 FT. EASTERLY AT RIGHT ANGLES FROM EASTERLY LINE OF

MUL PLAT TO:
 JOHN J. McHENRY
 GRIFFIN & GALLAGHER, LLC
 1000 S. ROBERTS ROAD
 PALOS HILLS, ILLINOIS 60465

ORDERED BY:	GRIFFIN & GALLAGHER, LLC
SCALE:	1" = 10'
DATE:	AUGUST 17, 2018
FILE No.:	
	08-19-18 (AGED THIRD FLOOR ELEVATIONS)
	08-28-18
	UPDATED



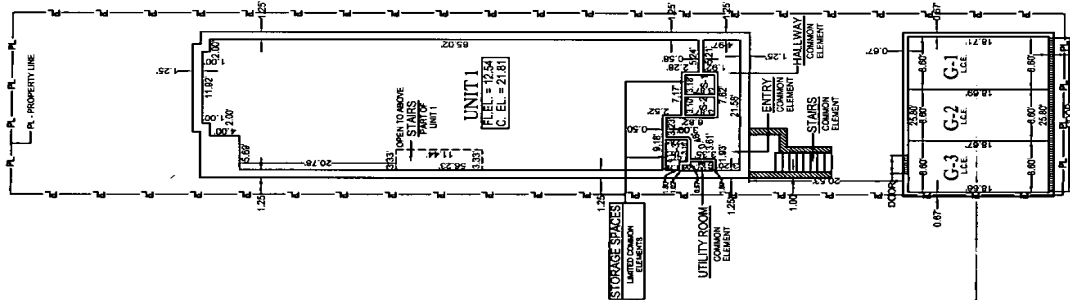
UNOFFICIAL COPY

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

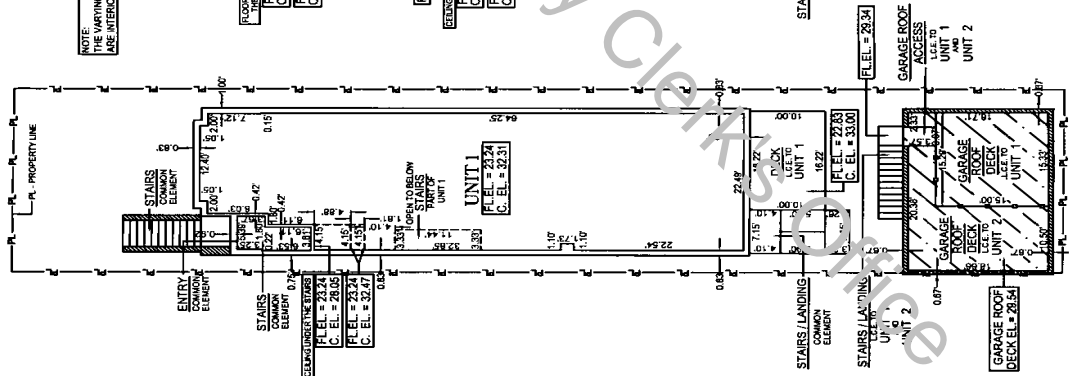
EXHIBIT "A" / PLAT OF SURVEY OF 4346 SOUTH OAKENWALD CONDOMINIUMS



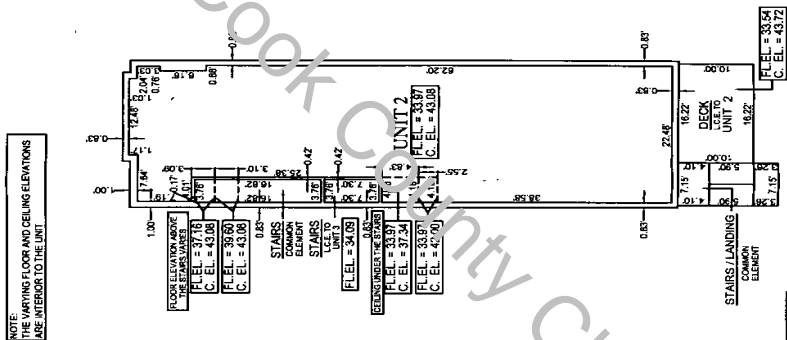
BASEMENT



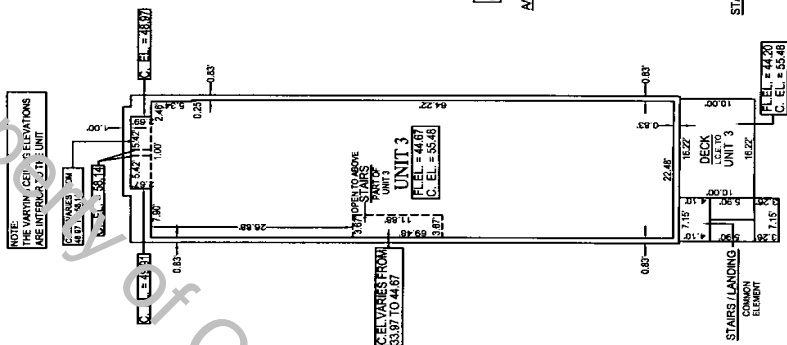
FIRST FLOOR



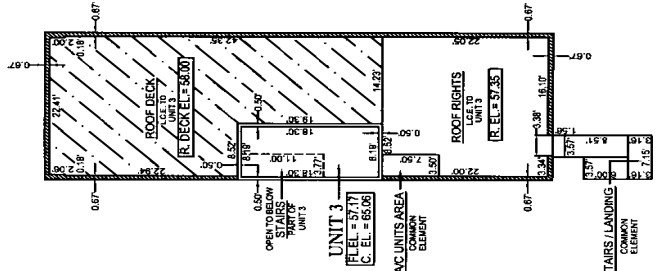
SECOND FLOOR



THIRD FLOOR



ROOF



GARAGE ROOF

GARAGE

ORDERED BY:
GRIFFIN &
GALLAGHER, LLC

SCALE: 1" = 10'

DATE: AUGUST 17, 2018

FILE NO: 08-19-18 AMENDED THIRD FLOOR ELEVATIONS

08-28-18

UPDATED

FILE NO: 08-19-18 AMENDED THIRD FLOOR ELEVATIONS

LEGEND:

- a. G-1, G-2, G-3 = GARAGE SPACES (L.C.E.)
- b. DECK = DECK
- c. GARAGE ROOF RIGHTS = GARAGE ROOF RIGHTS
- d. GARAGE ROOF DECK EL. = GARAGE ROOF DECK ELEVATION
- e. GARAGE ROOF DECK EL. = GARAGE ROOF DECK ELEVATION
- f. GARAGE ROOF DECK EL. = GARAGE ROOF DECK ELEVATION
- g. ROOF RIGHTS = ROOF RIGHTS
- h. N. E.L. = ROOF ELEVATION

NOTE:

- DIMENSIONS SHOWN ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.

F. E.L. = FINISH FLOOR ELEVATION
C. E.L. = CEILING ELEVATION
L.C.E. = LIMITED COMMON ELEMENT