

# UNOFFICIAL COPY

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THIS DOCUMENT PREPARED BY  
AND MAIL TO:

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



Doc# 2024008155 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2020 03:01 PM PG: 1 OF 5

Property of Cook County Clerk's Office

FIRST SPECIAL AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP AND  
EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR 3918 SOUTH KING DRIVE CONDOMINIUMS  
AND  
DECLARATION OF BYLAWS FOR  
THE 3918 SOUTH KING DRIVE CONDOMINIUM ASSOCIATION  
AN ILLINOIS NOT-FOR-PROFIT CORPORATION

THIS FIRST SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR 3918 SOUTH KING DRIVE CONDOMINIUMS AND DECLARATION OF BYLAWS FOR THE 3918 SOUTH KING DRIVE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION is made and entered into this 15<sup>th</sup> day of July, 2020 by McBrearty Construction Company, an Illinois Company, its successors and/or assigns ("The Declarant").

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for 3918 SOUTH KING DRIVE CONDOMINIUMS and Declaration of Bylaws for THE 3918 SOUTH KING DRIVE 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. 1928317123, McBrearty Construction Company, submitted certain real estate (the "Property") to the provisions of the Declaration of said Condominium development being known as 3918 SOUTH KING DRIVE CONDOMINIUM ASSOCIATION (the "Condominiums"); and

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WHEREAS, BY ARTICLE XX G of the Declaration the right is reserved in the Declarant and the Developer, McBrearty Construction Company, to specially amend the Declaration and the Plat;

WHEREAS, McBrearty Construction Company was the legal title holder of the following described real estate which was submitted to the terms of the Declaration recorded as document number 1928317123.

THE SOUTH 54.50 FEET OF THE NORTH 109.00 FEET OF THAT PART TAKEN AS A TRACT OF THE SOUTH 6 FEET OF LOT 1, ALL OF LOTS 2, 3, 4 AND THE NORTH 1/2 OF LOT 5 IN THE CIRCUIT COURT'S PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-03-105-025-0000 (PIQ&OP)

PROPERTY ADDRESS: 3918 South King Drive, Units 1N, 1S, 2N, 2S, 3N and 3S  
Chicago, Illinois 60653

WHEREAS, there have been no previous Amendments or Special Amendments to the Declaration.

NOW, THEREFORE, McBrearty Construction Company as the Declarant and Developer and for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

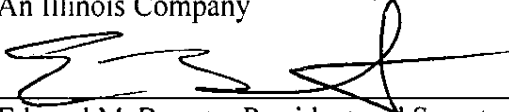
1. Article XVI, Paragraph H entitled "Pets" is deleted in its entirety and replaced as follows:
 

"Pets. No animals, reptiles, rabbits, livestock, fowl, or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that no more than three (3) total pet(s), including no more than two (2) dogs, two (2) cats, or other household pets, not to exceed three (3) cumulative in number, not to exceed eighty-five (85) pounds cumulative in weight, may be kept in the Units, subject to the rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose, and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days' written notice from the Board."
2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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

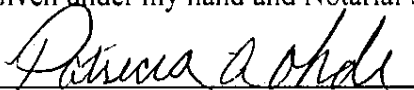
McBrearty Construction Company  
An Illinois Company

  
Edward McBrearty, President and Secretary

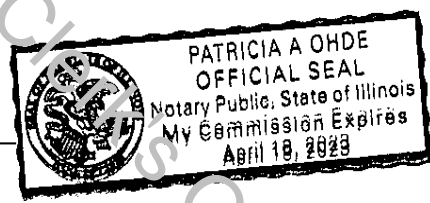
STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Edward McBrearty, President and Secretary of McBrearty Construction Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Officers, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his 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 15th day of July, 2020.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/18/2023



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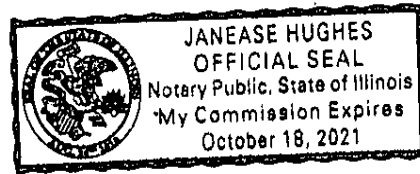
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that DAVE McLaughlin, Relationship Manager and Richard Nichols, Senior Vice President, respectively, of Royal Savings Bank, 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 15th day of July, 2020.

Janease Hughes  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10/18/21

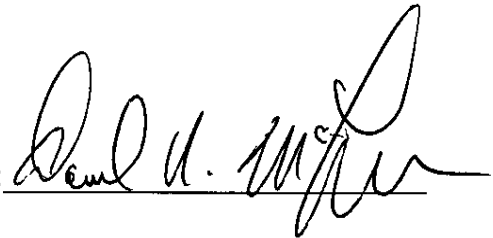
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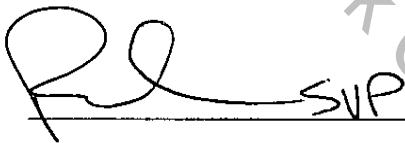
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## CONSENT OF MORTGAGEE

Royal Savings Bank holder of mortgages on the property dated August 16, 2019 and recorded August 22, 2019 as Document No. 1923415151 hereby consents to the execution and recording of the within Declaration of Condominium Ownership and Easements, Restrictions, and Covenants for 3918 South King Drive Condominiums and Declaration of Bylaws for the 3918 South King Drive 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 SVP has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois on this day of July 15, 2020.

BY: 

ATTEST:  SVP

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