



2103419005

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2021 09:46 AM PG: 1 OF 31

Erwin Law LLC
4043 North Ravenswood Avenue
Suite 208
Chicago, Illinois 60613

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR THE IRVING PARK-LEAMINGTON CONDOMINIUMS

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter, collectively, the "Declaration") of the Irving Park-Leamington Condominium Association (hereafter the "Association"), which Declaration was dated October 31, 2005 and recorded as Document Number 0531316187 on November 9, 2005 in the Office of the Recorder of Deeds of Cook County, Illinois, and which covers the property (hereafter the "Property") legally described in Exhibit 1, which is attached hereto and made a part hereof.

This First Amendment is adopted pursuant to Section 27 of the Illinois Condominium Property Act (the "Act") which states that an amendment of the Declaration which materially affects property rights of the unit owners must be consented to by the unit owners in writing. Further, pursuant to Article XIX, Section 6 of the Declaration, said written instrument and the change, modification or rescission contained therein shall be effective upon recordation thereof with the Cook County Recorder of Deeds.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

WHEREAS, the Board and the Unit Owners desire to permit the Owner of the two ground-floor commercial units identified in the Declaration as Unit Numbers 5120-1 and 5122-1 to combine them into a single unit; and

WHEREAS, the following amendment has been signed and acknowledged by all of the members of the Board and approved by One Hundred Percent (100%) of the Unit Owners, which acknowledgments and approvals are attached hereto and made a part hereof; and

RECORDING FEE \$ 111 -
DATE 2/3/21 COPIES 02
OK BY [Signature]

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WHEREAS, the Secretary of the Board has attested to said Unit Owner approval by execution of Exhibit 2 attached hereto and made a part hereof; and

NOW, THEREFORE, the Declaration for the Association is hereby amended in accordance with the text which follows:

1. Article I, definition (aa) is hereby amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strikethrough~~):
 - (aa) "Commercial Unit(s)" means Units 5120-1, ~~5122-1~~, and 5128-1 as shown on the Plat and permitted to be used for commercial purposes as set forth in the Declaration.
2. Exhibit "A-1" is amended by the survey update attached hereto as "Exhibit A-1 – First Amendment" and made a part of this First Amendment to Declaration.
3. Exhibit "B", reflecting the percent ownership in common elements attributable to the Units is deleted in its entirety and replaced with the Exhibit "B" attached hereto and made a part of this First Amendment to Declaration.
4. Upon the recording of this First Amendment to Declaration, Unit 5122-1 will no longer exist and the Cook County Assessor will issue a new, single Parcel Identification Number (PIN) for the newly created and combined Unit 5120-1, replacing the two PINs previously issued to Units 5120-1 and 5122-1.
5. This amendment shall take effect when recorded.
6. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

APPROVED THIS 7th DAY OF October, 2019.

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

By: MARTIN Howley
Its President

Name: _____

ATTEST:

By: DONNA OROZCO GRANADOS
Its Secretary

Name: [Signature]



SWORN TO THIS 9th DAY OF October, 2019
BEFORE ME, A NOTARY PUBLIC FOR THE
STATE OF ILLINOIS, COUNTY OF COOK

[Signature]
NOTARY PUBLIC

(Seal)

ATTESTED BY ALL MEMBERS OF THE BOARD OF DIRECTORS:

Pres. MARTIN Howley

~~MAN~~ DIANE Roche Diane M Roche

Secretary DONNA OROZCO GRANADOS [Signature]

Cook County Clerk's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Felicita Urias (signature) Date: December 1, 2019

Felicita Urias (print name)

Property Address: 4005 N. Leamington
Chicago, Illinois

Property of Cook County Clerk's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Renee Howley (signature) Date: 10 - 16, 2019

RENEE HOWLEY (print name)

Property Address: 4005 N. Leamington Ave Chicago IL 60641
Chicago, Illinois

Property of Cook County Clerk's Office



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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Chad Larsen (signature) Date: 3/6/20, 2019

CHAD LARSEN (print name)

Property Address: 4007 N. LEAMINGTON #1
Chicago, Illinois

Property of Cook County Clerk's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Ashlee Frisch (signature) Date: Nov. 25, 2019

Ashlee Frisch (prin. name)

Property Address: 4007 N. Leamington Ave Unit 2
Chicago, Illinois

Property of Cook County Clerk's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER: Kevin Quezada

[Signature] (signature) Date: 04/5/20 ~~2019~~

Kevin Quezada (print name)

Property Address: 4007 N. Leamington Av Unit 3
Chicago, Illinois

Property of Cook County Clerk's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Luis Orozco
Donna Orozco

(signature)

Date: October 19, 2019

Luis Orozco
Donna Orozco

(print name)

Property Address:

4009 W. Leamington
Chicago, Illinois

Cook County Clerk's Office

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EXHIBIT 2

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, DONNA OROZCO GRANADOS, do hereby certify that I am the duly elected and qualified Secretary for the Irving Park-Leamington Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the Irving Park-Leamington Condominium Association was duly approved by one hundred percent (100%) of the Owners, in accordance with the provisions of the Illinois Condominium Property Act.

Date: 10/9/19


Secretary

Property of Cook County Clerk's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

[Signature] (signature) Date: December 6, 2019

Heather Paterson (print name)

Property Address: 4009 N Leamington # 2
Chicago, Illinois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

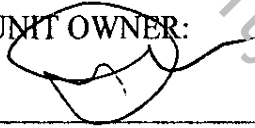
BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

 (signature) Date: 11.25, 2019

S/S MONIKA (print name)

Property Address: 4009 N. Leamington
Chicago, Illinois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

X I AGREE THE AMENDMENTS SHOULD BE PASSED.

 I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

[Signature] (signature) Date: Nov 21, 2019

PAUL DIFESSO (print name)

Property Address: 4011 N LEAMINGTON #2
Chicago, Illinois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Jennifer Weyna (signature) Date: 11-20-, 2019

Jennifer Weyna (prin. name)

Property Address: 4011 N. Leamington Ave.
Chicago, Illinois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Wendy Laurusonis (signature)

Date: 12/15, 2019

WENDY LAURUSONIS (print name)

Property Address: 5124 W. IRVING PARK
Chicago, Illinois



Teddy Ramirez

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Sherie Alexander

Diane M Roche (signature) Date: October 9, 2019

Diane M Roche (print name)

Property Address: 5124 W Irving Park Rd #3
Chicago, Illinois

Property of Cook County Clerk's Office



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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

Renee Hawley (signature) Date: 10 - 10, 2019

RENEE HAWLEY (print name)

Property Address: 4005 N. Leamington Ave Chicago IL 60641
Chicago, Illinois

Property of Cook County Clerk's Office



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IRVING PARK LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park-Leamington Condominium Association:

I AGREE THE AMENDMENTS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

UNIT OWNER:

NINA ANGER

(signature)

Date: 4/11/2020 2019

NINA ANGER SON
(print name)

Property Address:

5128 IRVING PARK
Chicago, Illinois

Property of Cook County Clerk's Office

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BE PASSED.

UNIT OWNER:

[Handwritten signature]

_____ (signature) Date:

_____, 2019

_____ (print name)

Property Address: 4011 N Leamington #1
Chicago, Illinois

Property of Cook County Clerk's Office



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From: Victor Pilco victorpilco2016@gmail.com
Subject: Re: ballot
Date: April 3, 2020 at 2:42 PM
To: Diane dmroche@juno.com



Hi Diane,

Attached the request signed and also due to the Covid19 I.won't be able to make full payments. I will sending payments of \$100 monthly until we get back to work.

Thanks



IPLCA Ballot 5120 22.docx



IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

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 I AGREE THE AMENDMENTS SHOULD BE PASSED.

 I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.

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BE PASSED.

UNIT OWNER:

[Handwritten Signature]

(signature)

Date:

4/9/2k

_____, 2019

CYNTIA ROMERO

(print name)

Property Address:

4011 N Leamington #1

Chicago, Illinois

Property of Cook County Clerk's Office



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EXHIBIT

Doc# 2103419005 Fee \$111.00

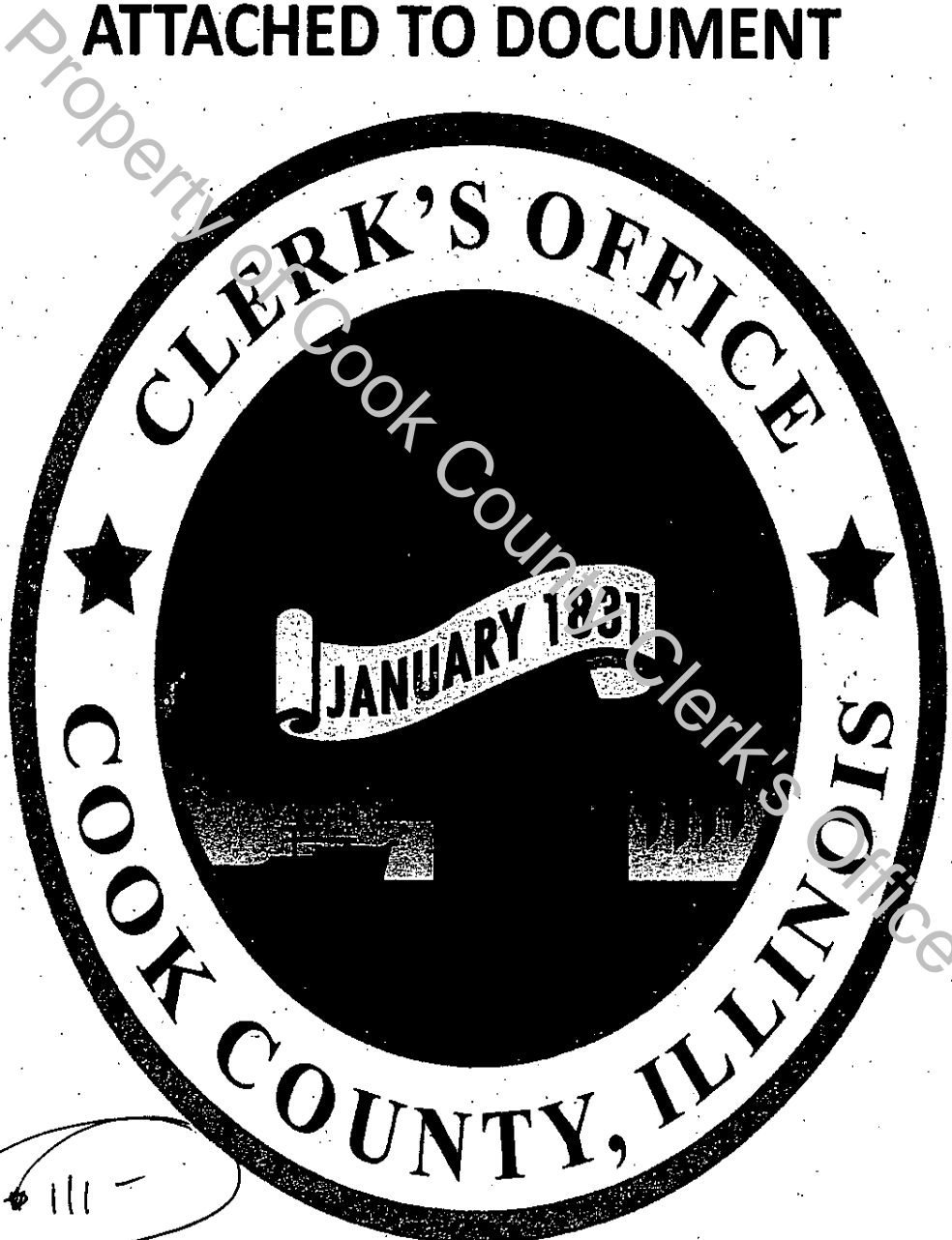
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2021 09:46 AM PG: 1 OF 31

ATTACHED TO DOCUMENT



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31 total*

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IMAGES STORED IN PLAT INDEX DATABASE