This Document Prepared by and after recording to be returned to:

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

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 (hereafte, 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") 1-gally 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

DATE 2/3/21 COPIES ON PURSTO

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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.
- 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 5 20-1, 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.

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IRVING PARK-LEAMINGTON CONDOMINUM ASSOCIATON

, f,	By: MAQ-TIN I Its President	Howley
	Name:	
ATTEST:		
By: DONNA OROZCO GRANA Its Secretary	4025	
Name: La Zin and	un-	"OFFICIAL SEAL" EDNA S GARCIA
SWORN TO THIS G DAY OF BEFORE ME, A NOTARY PUBLIC FO STATE OF ILLINOIS, COUNTY OF CO		Notary Public - State of Itlinois My Commission Expires August 10,
MOTARY PUBLIC	2	(Seal)
	O Charles Control	
ATTESTED BY ALL MEMBERS OF TI	HE BOARD OF DIRECTOR	RS:
PROG. MARTIN HOWley		
maziratione Roche Deare Mr	Docke	Office .
Secretary Donna Onordo Grandados Of		

IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

★ I AGREE THE AME ** ** ** ** ** ** ** ** **	NDMENTS SI	HOULD BE PASSED.
I DO NOT AGREE T	THE AMENDN	MENTS SHOULD BE PASSED.
UNIT OWNER:		
Addita Unias	(signature)	Date: <u>December 1</u> , 2019
Felicita Urias	(prin. n ime)	
	go, Illinois	imington_
		J. C.
		Clarks

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: 10 - 16 , 2019

RENEE HOWEY (prior name)

Property Address: 4005 N. Learners for Are 3 Chicago, Illinois

IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

Regarding the propos Leamington Condom	ed Amendments to the Declaration and Bylaws for the Irving Park inium Association:
I AGREE TH	E AMENDMENTS SHOULD BE PASSED.
I DO NOT A	GREE THE AMENDMENTS SHOULD BE PASSED.
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UNIT OWNER:	
Omfam	(signature) Date: $3/6/20$, 2019
CHAD LARSEN	u
Property Address:	4007 N. LEAMINGTON #1
	Chicago, Illinois
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	7.6
	Chicago, Illinois
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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

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I DC NOT A	GREE THE AMEND!	MENTS SHOULD BE PASS	SED.
UNIT OWNER:	ŽL		
Capille Feyr	(signature)	Date: <u>Nov. 25</u>	, 2019
Property Address:	<u>564</u> (prin; n ime) 4007. A.J	Learnington Ave	Unit 2
FV	Chicago, Illinois	College	
		75	
		Clark	,
		' ડ	Office
			100

IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

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I AGREE THE AMENDMENTS SHOULD BE PASSED.
I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.
UNIT OWNER: Kevil Quezada
Levin Quezada (print na ne)
Property Address: 4007 N. Leanington Av Unit 3 Chicago, Illinois
Cincago, minois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

	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: COLANADOS LUIS OROZLO ORANADOS Date: Odday 19, , 2019 Les Munico Seuro (print name)
•	Property Address: 409 W. Carmingobully Chicago, Illinois
	Or.
	Too

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EXHIBIT 2

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, DANA OROZOO COMPANDOS, 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-Learnington 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:

Secretary

Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

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I AGREE TH	IE AMENDMENTS S	SHOULD BE PASSED.
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I DO NOT A	GREE THE AMEND	MENTS SHOULD BE PASSED.
UNIT OWNER:	Ž	
more	Signature)	Date: Declimber 6, 2019
Heather Pater	500 (print name)	
Property Address:	400 N Lumina Chicago, Illinois	
		Olhry Clart's Office

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Park- Learnington Condominium Association:
I AGREE THE AMENDMENTS SHOULD BE PASSED.
I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.
UNIT OWNER:
SVS MONIKA (prin. name)
Property Address: 1009 North Manual Jour Chicago, Illinois
Cincago, minois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

Regarding the proposed	Amendments to	the Dec	laration ar	nd Bylaws	for the	Irving	Park-
Leamington Condomini	um Association:						

X I AGREE THE AMENDMENTS SHOULD BE PASSED.
I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.
UNIT OWNER:
PAU DIPEGO (print name)
Property Address: 4011 N CERMINETON # Z Chicago, Illinois
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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

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I AGREE THE AMENDMENTS SHOULD BE PASSED.
I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.
UNIT OWNER:
Jenniel Wage (signature) Date: 11-20-, 2019
Jennifer WignA (prin nime)
Property Address: 4011 M. Leamington Ave. Chicago, Illinois
7/2

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

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

Leamington Condor	minium Association:		
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ATOMOUI	GREE THE AMENDME	NTS SHOULD BE	PASSED.
UNIT OWNER:		,	
Wale Seen	(signature) D	ate: 12/14	5, 2019
WEDLY LAURY	らいら (print name)	/	
t	. ()/		
Property Address:	5124 W. TROMOS Chicago, Illinois	PARK	TEDDY RAMIREZ Official Seal Notary Public - State of Illinois My Commission Expires Jul 3, 2022
Property Address:		PARK	Official Seal Notary Public - State of Illinois
Property Address:		PARK	Official Seal Notary Public - State of Illinois

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IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

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I AGREE THE AMENDMENTS SHOULD BE PASSED.
I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED.
UNIT OWNER: Paris ALL
Sheere Alexander 9,2019
Diane M Roche (prir i name)
Property Address: 5124 W Invine Park Rd #3 Chicago, Illinois
7,6
O _x

IRVING PARK-LEAMINGTON CONDOMINIUM ASSOCIATION

BALLOT

Parlamation and Bylaws for the Irving Par	K-
Regarding the proposed Amendments to the Declaration and Bylaws for the Irving Par	
Acadiation'	
Learnington Condominium Association:	

AGREE THE AMENDMENTS SHOULD BE PASSED. I DO NOT AGREE THE AMENDMENTS SHOULD BE PASSED. UNIT OWNER: Date: 16 - 16 (cignature) HOWEY (prin: rame) RENEE 4005 N. Jeanington Ale & Chicago, Illinois Office Property Address:

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UNITOWNER:	(signature)	Date: 4/	11/2020	_,2019
UNITOWNER: MBANGGERN NINDA ANG	OER (print name)			
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BE PASSED.

UNIT OWNER:	
	(signature) Date:
	: (print name)
Property Address:	4011 N Leamington #1
Chicago	o, Illinois
	Pot County Clort'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



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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:

PASSED.

I AGREE THE AMENDMENTS SHOULD BE

I DO NOT AGREE THE AMENDMENTS SHOULD

DE BLOOFF

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BE PASSED.

	∮ (signature) , 2019	Date:
CYNTIA RO	MERO (print name)	
Property Address:	4011 N L ea	mington. #1
	o, Illinois	
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EXHIBIT

Doc# 2103419005 Fee \$111.00

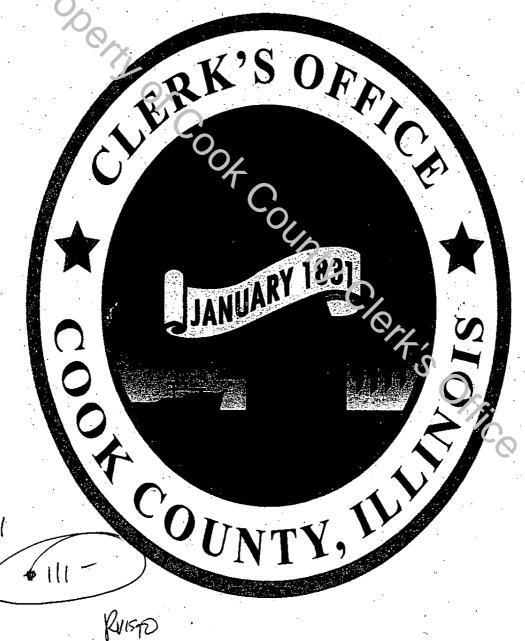
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YADRONICH

COOK COUNTY CLERK

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

ATTACHED TO DOCUMENT



Parito

IMAGES STORED IN PLAT INDEX DATABASE