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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/02/2021 09:34 AM PG: 1 OF 9

This instrument was prepared by and upon recording, return to:

1857 W. Armitage
Condominium Association
1857 W Armitage
Chicago, Illinois 60622

(THIS SPACE FOR RECORDER'S OFFICE ONLY)

AMENDMENT
TO "DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS
EASEMENTS RESTRICTIONS AND CONVENANTS"
FOR "1857 W ARMITAGE CONDOMINIUMS"

This Amendment to the Declaration of Condominium Pursuant to the Condominium Property Act for 1857 W. Armitage Condominiums (hereinafter "Amendment");

WITNESSETH:

WHEREAS, the property legally described in Exhibit "A" hereto (commonly known as 1857 W. Armitage Ave., Units C-1F, 1R, 2F, 2R, and 3, Chicago, Illinois 60622) was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to a Declaration of Condominium Pursuant to the Condominium Property Act with the Recorder of Deeds of Cook County, Illinois on June 7, 2007 as Document No. 0715822077 and as subsequently amended (the "Declaration").

WHEREAS, the Board and the Unit Owners desire to amend the Declaration in order to change the commercial unit into a residential unit;

WHEREAS, the commercial unit, Unit C-1F, has been used as a residential unit since approximately 2012.

WHEREAS, Paragraph 6 of the Declaration provides that "the provisions of the condominium instruments may be amended, changed, or modified by an instrument in writing setting forth such amendment, change, or modification, signed and acknowledged by all of the members of the Board, at least three fourths (3/4) of the unit owners, and the approval of any mortgagees required under the provisions of the condominium instruments, and containing an affidavit by an officer of the Board certifying that a copy of the amendment, change, or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit."

RECORDING FEE

88.⁰⁰

DATE 9/02/2021

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OK BY

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WHEREAS, the Amendment has been signed and acknowledged by all of the members of the Board and by at least three fourths (3/4) of the Unit Owners, and the approval of any mortgagees required under the provisions of the condominium instruments was not required, and, if applicable, a copy of the Amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit.

WHEREAS, as certified in the attached affidavit given by an officer of the Board, there are no mortgagees having a bona fide liens of record against any unit.

WHEREAS, this Amendment does not amend, change, or modify a unit owner's corresponding percentage of ownership in the common elements.

NOW THEREFORE, pursuant to the provisions of Paragraph 6 of Article XIX of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act, the undersigned consisting of all members of the Board and 100% of the Unit Owners, does hereby amend the Declaration as follows:

- A. TERMS.** The terms used herein if not otherwise defined shall have the same meaning as set forth in the Declaration.
- B. AMENDMENT.** The Declaration is hereby amended to add the following Article:

ARTICLE XXI, RESIDENTIAL UNIT 1F

1. Any and all references to Unit "C-1F" in the Declaration shall be changed to and shall mean Unit "1F".
2. Any and all references to "Commercial Unit" in the Declaration shall be changed to and shall mean "Residential Unit 1F".
3. Under Article I, Definitions, paragraph (aa) is replaced in its entirety with the following paragraph:

(aa) "Unit C-1F" as shown on the Plat is a residential unit and not a commercial unit. It shall be known as Unit 1F. Its owner shall be a (residential) Unit Owner.
4. Under Article XVII, Covenants and Restrictions as to Use and Occupancy, the following paragraphs are amended as follows:
 - a. For Paragraph 1. General Use, the phrase "except for the Commercial Unit" is hereby deleted.
 - b. For Paragraph 5. Exterior Attachments, the last sentence of the paragraph is hereby deleted.
 - c. For Paragraph 12. Commercial Activities, the phrase "except for the Commercial Unit" is hereby deleted.
 - d. For Paragraph 13. "For Sale and "For Rent" Signs, such paragraph 13 is hereby deleted.

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5. For Article XVII(a), Restrictions on Use of Commercial Unit, such Article XVII(a) is hereby deleted.
 6. Under Article XIX, General Provisions, 6. Amendments, the following paragraph is hereby deleted: paragraph (c).
 7. Attached hereto as Exhibit A is an updated Exhibit A designating Unit C-1F as Unit 1F in the legal description.
 8. Attached hereto as Exhibit B is an updated Exhibit B designating Unit C-1F as Unit 1F.
- C. NO CHANGE IN PERCENTAGE OWNERSHIP.** This Amendment does not change nor shall it be construed to change the Percentage of Ownership Interest in Common Elements set forth in the Declaration in Exhibit B of the Declaration and restated herein without change as to Percentage Ownership.
- D. CONTINUATION.** Except as modified by this Amendment, all terms and conditions of the Declaration shall remain unchanged and continue in full force and effect.

IN WITNESS WHEREOF, the following signatories have caused this Amendment to the Declaration to be approved, acknowledged, and executed and delivered as of this 22 day of August, 2021.

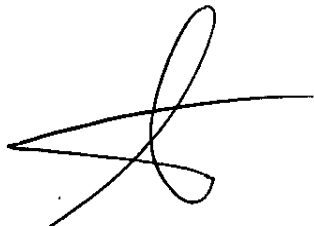
[SIGNATURE PAGES FOLLOW]

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BOARD SIGNATURE PAGE

We, the undersigned, are all of the members of the Board of 1857 W. Armitage Condominium Association, a condominium association established by the aforesaid Declaration, and by our signatures below, we do hereby acknowledge and approve the foregoing Amendment to the Declaration pursuant to the provisions of Paragraph 6 of Article XIX of the aforesaid Declaration. This document may be executed in counterparts of the convenience of the parties.

EXECUTED this 22 day of August, 2021

By: 

President

By: 

Treasurer

By: 

Secretary

Being all of the members of the Board of 1857 W. Armitage Condominium Association.

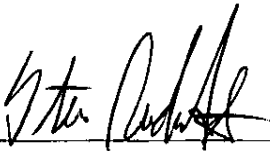
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UNIT OWNERS SIGNATURE PAGE


We, the undersigned, making up 100% of the Unit Owners of 1857 W. Armitage Condominiums, a condominium established by the aforesaid Declaration, and by our signatures below, we do hereby acknowledge and approve the foregoing Amendment to the Declaration pursuant to the provisions of Paragraph 6 of Article XIX of the aforesaid Declaration and pursuant to Section 17 of the Illinois Condominium Property Act. This document may be executed in counterparts of the convenience of the parties.

EXECUTED this day of August, 2021

Unit 1F:
Formerly known as C-1F

By: 

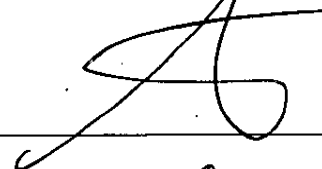
Unit 1R:

By: 

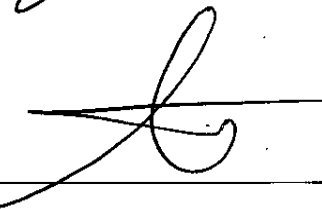
Unit 2F:

By: 

Unit 2R:

By: 

Unit 3:

By: 

Being 100% of the unit owners of 1857 W. Armitage Condominiums.

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SECRETARY'S AFFIDAVIT

I, the undersigned affiant, being an officer of the Board, being first on oath duly sworn, depose and state that I am duly elected secretary of 1857 W Armitage Condominium Association, a condominium association established by the aforesaid Declaration, and by signature below do hereby certify the following:

- a) The owner of the Unit 1F, formerly known as Unit C-1F, approved the amendment.
- b) That there are no mortgagees having bona fide liens of record against any unit.
- c) The Amendment was unanimously approved, acknowledged, and signed by all of the members of the Board;
- d) The Amendment was unanimously approved, acknowledged, and signed by all the Unit Owners,
- e) The approval of any mortgages required under the provisions of the condominium instruments was not required; and
- f) The Amendment was approved and acknowledged with the prior consent of the Owner of the Commercial Unit.

1857 W Armitage Condominium Association

By: 

Its Secretary

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 1F, 1R, 2F, 2R, AND 3 IN THE 1857 W. ARMITAGE CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 10 IN THE SUBDIVISION OF LOTS 4, 5, 8, 9 AND 10 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0715822077, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1857 W. Armitage Ave., Chicago, Illinois 60622

Permanent Index Numbers: 14-31-402-055-1001
14-31-402-055-1002
14-31-402-055-1003
14-31-402-055-1004
14-31-402-055-1005

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EXHIBIT B

1857 W. ARMITAGE CONDOMINIUMS

UNIT NO.	% OWNERSHIP IN COMMON ELEMENTS
1F	19.87%
1R	15.98%
2F	18.84%
2R	19.08%
3	26.23%

TOTAL	100.0

Property of Cook County Clerk's Office