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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 02:45 PM PG: 1 OF 7

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This document prepared
by and mail to:

William J. Seitz
155 North Michigan Avenue
Suite 211
Chicago, IL 60601-7986

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR 1513-15 NORTH CLEVELAND CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR 1513-15 NORTH
CLEVELAND CONDOMINIUMS

WITNESSETH:

WHEREAS, pursuant to the Condominium Property Act ("Act"), the 1513-15 North Cleveland Condominiums (hereinafter the "Association"), administers this property pursuant to the Declaration of Condominium (hereinafter the "Declaration") dated as of October 18, 2001, and recorded with the Recorder of Deeds of Cook County, Illinois on November 8, 2001, as Document No. 0011052501 (the "Original Declaration"). The Original Declaration, as amended by this First Amendment, is collectively referred to herein as the "Declaration";

WHEREAS, the Association administers the following described real estate (hereinafter the "Property") situated in the City of Chicago, County of Cook and State of Illinois:

Units 1S, 1N, 2S, 2N, 3S and 3N in 1513-15 NORTH CLEVELAND
CONDOMINIUMS, as delineated on the Plat of the following described parcel of real
estate:

LOTS 44 AND 45 IN BLOCK 2 OF MARK SKINNER'S SUBDIVISION OF BLOCKS
2 AND 3 AND THE WEST 33 FEET OF BLOCK 1 OF STATE BANK OF ILLINOIS
SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 17-04-110-054-1001 to -1006

Common Address: 1513-15 N Cleveland Avenue, Chicago, IL 60610

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WHEREAS, the Board and Owners desire to amend the Declaration to reassign Garage Spaces (Limited Common Elements that are reserved for the use of specific Units to the exclusion of other Units); and

WHEREAS, this amendment to the Declaration has been signed and acknowledged by a President and Secretary of the Board required under the provisions of the condominium instruments, all in compliance with Article IX of the Declaration, and Section 17 of the Act.

NOW THEREFORE, pursuant to ARTICLE IX, Association amends the Declaration as follows:

1. All capitalized terms that are used but are not defined in this First Amendment shall have the respective meanings given to such terms in the Declaration. From and after the date of this First Amendment, the term "Declaration" as used in this Amendment and in the Declaration shall mean the Original Declaration, as amended by this First Amendment.

2. Insofar as the terms, provisions and exhibits of this First Amendment purport to amend or modify or are in conflict with the terms, provisions and exhibits of the Declaration, the terms, provisions and exhibits of this First Amendment shall govern and control. In all other respects, the terms, provisions and exhibits of the Declaration shall remain unmodified and in full force and effect. This First Amendment is incorporated into and made a part of the Declaration, and any and all references in the Declaration shall hereafter mean the Declaration as amended by this First Amendment.

3. This First Amendment is adopted pursuant to the provisions of Article XIX of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall be effective if such amendment, change, or modification is signed and acknowledged by executive officers of the Association.

4. Garage spaces are Limited Common Elements as assigned to units by "Exhibit C" (not separate tax parcels). The same unit owner of 2 units (3N and 2S) in this 6-unit building seeks to amend Exhibit "C" of the Declaration so that the parking spaces are reassigned as follows:

Unit	Garage Space -current assignment	Garage Space – as reassigned
1S	G-3	
2S	G-2	G-6
3S	G-1	
1N	G-4	
2N	G-5	
3N	G-6	G-2

With this reassignment, the Percentage of Interest for the Units, the number of votes in the Association, or the liability for Common Expenses appertaining to a Unit, are all unchanged.

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NOW THEREFORE, EXHIBIT C of the Declaration, is deleted in its entirety and is amended to read as follows:

EXHIBIT C

Unit Owners' Percentage of Ownership

Interest in Common Elements

Garage Space

<u>Unit</u>	<u>Percentage of Interest</u>	<u>Garage Space (corresponds with number on survey)</u>
1S	16.26	G-3 (South)
2S	21.48	G-6
3S	21.48	G-1
1N	16.26	G-4
2N	12.26	G-5
3N	12.26	G-2

Total Percentage Interest: 100%

END OF TEXT OF AMENDMENT

[no further text on this page-signature page follows]

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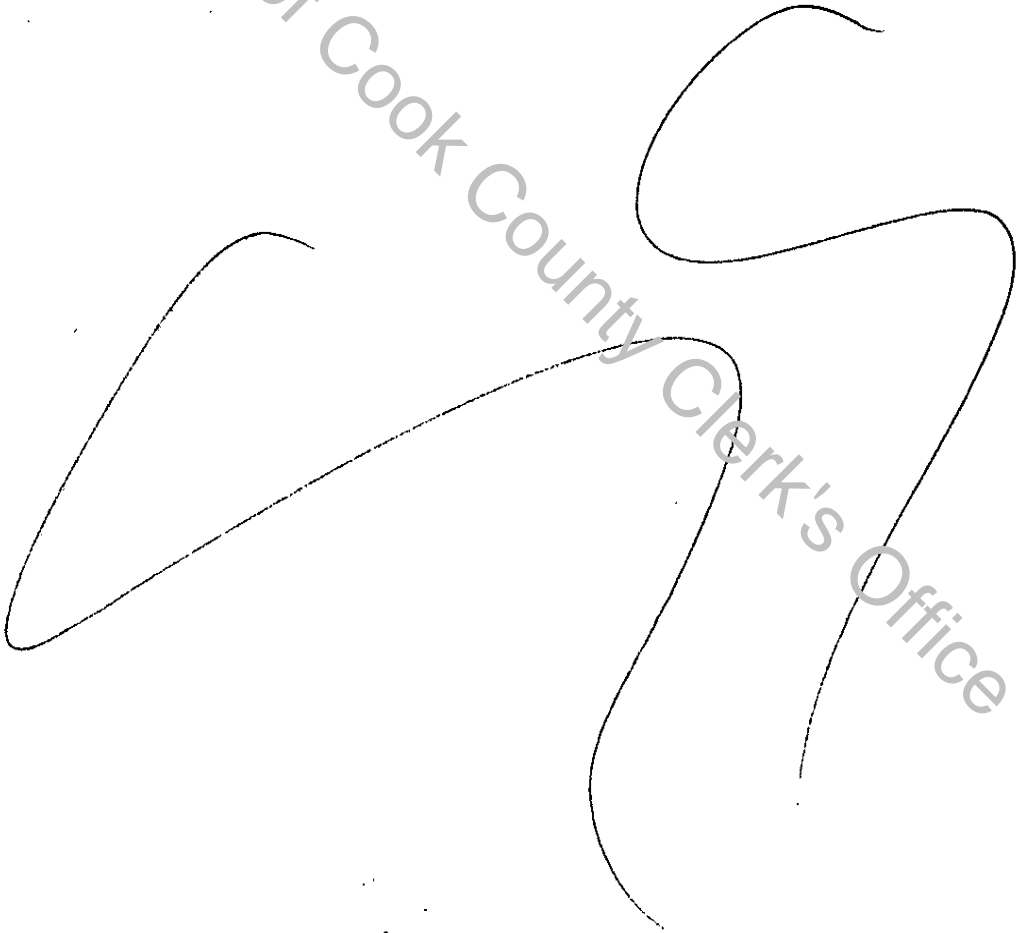
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Marc McManus, am President of the Board of Managers of the 1513-15 N Cleveland Condominiums, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this ____ day of 9/30/2021, 2021

DocuSigned by:
 BY: Marc McManus
 President ID: 8A773CD9-59CB-41C6-A755-0200F0809922

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, J. Peter Angelo, am Treasurer of the Board of Managers of the 1513-15 N Cleveland Condominiums, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this ____ day of 9/29/2021, 2021

DocuSigned by:
 BY: J. Peter Angelo
 Signature ID: 1828F7430...

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Gregory Moeller, am Secretary of the Board of Managers of the 1513-15 N Cleveland Condominiums, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this _____ day of 9/29/2021, 2021

DocuSigned by:

BY: *Gregory Moeller*
 Secretary

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Paul Molamphy being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

First Amendment to Declaration of Condominium Ownership
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Marc M. Marcus, Jr., Peter Angele, and Gregory Moeller
(print name(s) of executor/grantor) (print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Paul Molamphy
Affiant's Signature Above

12/21/2021

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12/21/2021

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public

"OFFICIAL SEAL"
SHARON Y ROMAN
Notary Public, State of Illinois
My Commission Expires 6/24/2022

SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.