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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2022 01:11 PM PG: 1 OF 9

**THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS FOR THE SUPERIOR POINT
CONDOMINIUM**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Superior Point Condominium (the "Declaration") for The Superior Point Condominium Association (the "Association"), which Declaration was recorded December 18, 2000 as Document Number 00990666 in the office of the Recorder of Deeds of Cook County, Illinois, and covers the property (the "Property") legally described on Exhibit A, which is attached hereto and made a part thereof.

PERMANENT REAL ESTATE
INDEX NUMBERS:
17-08-214-001
17-08-214-002
17-080214-003

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING RETURN TO

ADDRESS OF PROPERTY

John M. Duggan
Law Office of John M. Duggan, P.C.
782 Busse Hwy.
Park Ridge, IL 60068

819-23 W. Superior
Chicago, Illinois 60622

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This amendment is adopted pursuant to the provisions of Section 17 of the Illinois Condominium Property Act (the "Act") and Article 13.7 of the Declaration. Section 17 of the Act provides that "other provisions of this Declaration may be changed, modified or rescinded as provided in Section 13.11 or by an instrument in writing setting forth such change, modification or rescission signed and acknowledged by the President or a Vice-President of the Board, and approved by the Unit Owners having, in the aggregate, at least seventy-five percent (75%) of the total vote, at a meeting called for that purpose, provided, however, that (i) all First Mortgagees have been notified by certified mail of any change, modification or rescission, (ii) an affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument and (iii) any provision of this Declaration which specifically grant rights to First Mortgagees, Insurers or Guarantors may be amended only with the written consent of all such First Mortgagees, Insurers or Grantors, except in those instances in which the approval of less than all First Mortgagees is required. The change, modification or rescission shall be effective upon recordation of such instrument in the Office of the Recorder of Deeds of Cook County, Illinois; provided, however, that no such change, modification or rescission, other than as provided in Section 13.11, shall change the boundaries of any Unit, the allocation of percentages of ownership in the Common Elements and the exclusive use of Limited Common Elements and votes in the Association, quorum and voting requirements for action by the Association, or liability for Common Expenses assessed against any Unit. Except to the extent authorized by other provisions of this Declaration or by the Act. Notwithstanding anything to the contrary contained in this Declaration, an Amendment to Condominium Declaration shall not require the consent, approval or joinder of any person or entity other than the Declarants and the Developer."

The purpose of this Amendment is to establish a no smoking policy for the property. None are described in the Declaration filed on December 18, 2000.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, a special meeting of the Unit Owners was held on December 7, 2021, and it was decided by unanimous vote that an Amendment to the Declaration should be created and recorded; and

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WHEREAS, the Owners have made written application to the Board of Managers of the Association, requesting an amendment to the condominium instruments, setting forth no smoking policy; and

WHEREAS, the Owners are in unanimous agreement as to the depiction of the no smoking that will be enforceable at time of recording and

WHEREAS, this Amendment has been approved by a unanimous vote of the Board of Managers of the Association at a meeting held on December 7, 2021; and

WHEREAS, the Amendment has been executed by the President of the Association and by least seventy five (75%) of the Owners of the Units involved, all in compliance with pertinent Sections and Articles of the Declaration and the Act.

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Superior Point Condominium is hereby amended by incorporating the following Exhibits which follows:

No Smoking:

Superior Point is a non-smoking building. Smoking of cigarettes and all other smokable tobacco products are prohibited from use within the inside of the building. This includes but is not limited to each individual unit of the building and all common areas.

Smoking of cigarettes and all other smokable tobacco products are only permitted on the outside areas of the building, 15 feet from the entrance to the building, or on outdoor private balconies, rooftops, or patios.

Used tobacco products are to be disposed of immediately after use and cannot be kept in an ashtray or littered.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

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WE, THE UNDERSIGNED, are all of the members of the Board of Managers of The Superior Point Condominium Association, and by our signatures below, we hereby execute and approve the foregoing amendment to the Declaration.

EXECUTED this 26 day of January, 2022

Christine Meier

Christine Meier Printed Name



VIRAT DESAI Printed Name

D D Patkar

Dhiraj Patkar Printed Name

Printed Name

(CORPORATE SEAL)

Being all of the members of the Board of Managers of The Superior Point Condominium Association

STATE OF ILLINOIS)

COUNTY OF COOK)

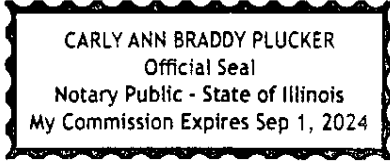
I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date the above members of the Board of Managers of The Superior Point Condominium Association, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed

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this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

Carly Plucker

NOTARY PUBLIC



My Commission Expires:

9/1/24

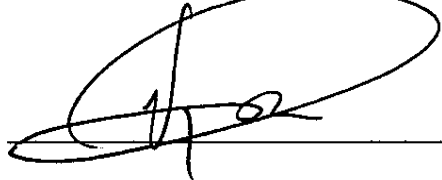
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Property of Cook County Clerk's Office

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I, Viraj Desai, am the President of the Board of Managers of The Superior Point Condominium Association, and by my signature below do hereby execute and approve the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects set forth therein, namely to establish a no smoking policy, which Amendment has been approved by a unanimous vote of the Board of Managers.

EXECUTED this 26 day of January, 2022



VIRAJ DESAI

Printed Name

STATE OF ILLINOIS)
COUNTY OF COOK)

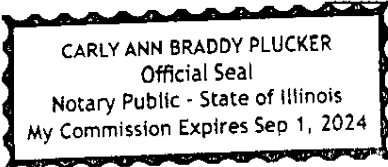
I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date, Viraj Desai, President of the Board of Managers of The Superior Point Condominium Association, who is personally known to me, appeared before me and acknowledged that, as such President of the Board of Managers, signed this instrument as his free and voluntary act for the uses and purposes therein set forth.

Carly Plucker

NOTARY PUBLIC

My Commission Expires:

9/1/24



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I, Christine Meier, am the Secretary of the Board of Managers of The Superior Point Condominium Association, and by my signature below do certify that a copy of this amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than (10) ten days prior to the date first executed.

EXECUTED this 26 day of January, 2022

Christine Meier

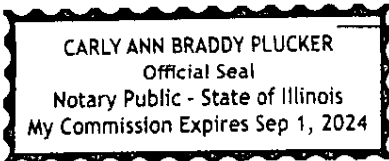
Christine Meier

Printed Name

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date, Christine Meier, Secretary of the Board of Managers of The Superior Point Condominium Association, who is personally known to me, appeared before me and acknowledged that, as such Secretary of the Board of Managers, signed this instrument as his free and voluntary act for the uses and purposes therein set forth.



Carly Plucker

NOTARY PUBLIC

My Commission Expires:

9/1/24

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I Dhiraj Patkar, the Owner of Unit 823 W. Superior #3 in The Superior Point Condominium Association, by my signature below do hereby execute and approve the forgoing amendment to the Declaration with respect to establishing a no smoking policy.

EXECUTED this 26 day of January, 2022

D D Patkar

Dhiraj Patkar

Printed Name

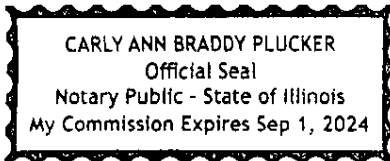
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the State and County aforesaid, hereby certify that on the above date, Dhiraj Patkar, who is personally known to me, appeared before me and acknowledged that, as such Owner, signed this instrument as his free and voluntary act for the uses and purposes therein set forth.

Carly Plucker

NOTARY PUBLIC



My Commission Expires:

9/1/24

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EXHIBIT A

LOTS 1 AND 2 AND LOT 3 (EXCEPT THE EAST 0.51 FEET THEREOF) IN BLOCK 8 OF RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 11, 12, 14, 15 AND 16 OF ASSESSOR'S DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-08-214-001
17-08-214-002
17-08-214-003

COMMON ADDRESS:

819-821-823 WEST SUPERIOR STREET
CHICAGO, ILLINOIS 60622

Property of Cook County Clerk's Office