



2211619018

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND COVENANTS
FOR THE 7322 N. CLAREMONT CONDOMINIUMS
CONDOMINIUMS**

Doc# 2211619018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2022 11:14 AM PG: 1 OF 14

This First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 7322 N. Claremont Condominiums made and entered into this 31st day of December 2021 by the 7322 N. Claremont Condominiums by its Board of Managers ("Association").

WITNESSETH.

WHEREAS, by a declaration of Condominium (Declaration) recorded in the Office of the Recorder of Cook County, Illinois on October 20th, 2003 as Document No. 0329339034, the Declarant submitted the real estate legally described in Exhibit A attached hereto to the provisions of the Illinois Condominium Property Act (Act); and

WHEREAS, the Declaration reserves to the Association power to record an Amendment to the Declaration at any time and from time to time which amends the Declaration or any Exhibit thereto or any supplement or Amendment thereto to complete the data on the Plat after improvements constructed at any time on the Parcel(s) that are governed by the Association.

WHEREAS, the Association now desire to amend the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants For the 7322 N. Claremont Condominiums as there has been consistent confusion regarding the assignment of parking spaces as limited common elements.

NOW THEREFORE, the Board of Managers for the Association hereby amends the Declaration as follows:

1. Paragraph 4(c) of the Declaration of Condominium for the 7322 N. Claremont Condominiums shall be amended as follows:

4(c) Parking spaces are a limited common element and have been assigned Board of the Association as follows:

Parking Space 1 is assigned as a limited common element to Unit 2E that has a PIN of 11-30-304-029-1004.

Parking Space 2 is assigned as a limited common element to Unit 3E that has a PIN of 11-30-304-029-1005.

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Parking Space 3 is assigned as a limited common element to Unit 1W that has a PIN of 11-30-304-029-1001.

Parking space 4 is assigned as a limited common element to Unit 2W that has a PIN of 11-30-304-029-1003.

Parking space 5 is eliminated and will be used for the sole purposes of placing the garbage dumpster.

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

The undersigned being the Board of Managers of the 7322 N. Claremont Condominiums, an Illinois not for profit corporation do hereby agree and consent in writing, in lieu of a meeting, to the following action after proper notice and meeting by the Board of Managers for the Association, and do hereby direct a copy of this resolution shall be filed with the minutes.

INWITNESS WHEREOF, Declarant has executed this Second Amendment to the Declaration by its President and attested by its Secretary this 31st day of December 2021.

7322 N. Claremont Condominiums,
an Illinois Not-For-Profit Corporation

By: Nancy Szymanski
 Name: Nancy Szymanski
 Its: President

ATTEST:

MINH T. ONG
 Name: MINH T. ONG
 Its: Secretary

prepared By:
 Adam Loops
 1702 W. Arvia St
 Suite 312
 Chicago, IL 60622

mail TO:
 Adam Loops
 1702 W. Arvia St
 Suite 312
 Chicago, IL 60622

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Dina G de la Cruz, a Notary Public in and for the County and State aforesaid, do hereby certify that Nancy Szymanski as President of 7322 N. Claremont Condominiums and John P. Gray as Secretary, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such and respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of December 2021



Dina G de la Cruz
Notary Public

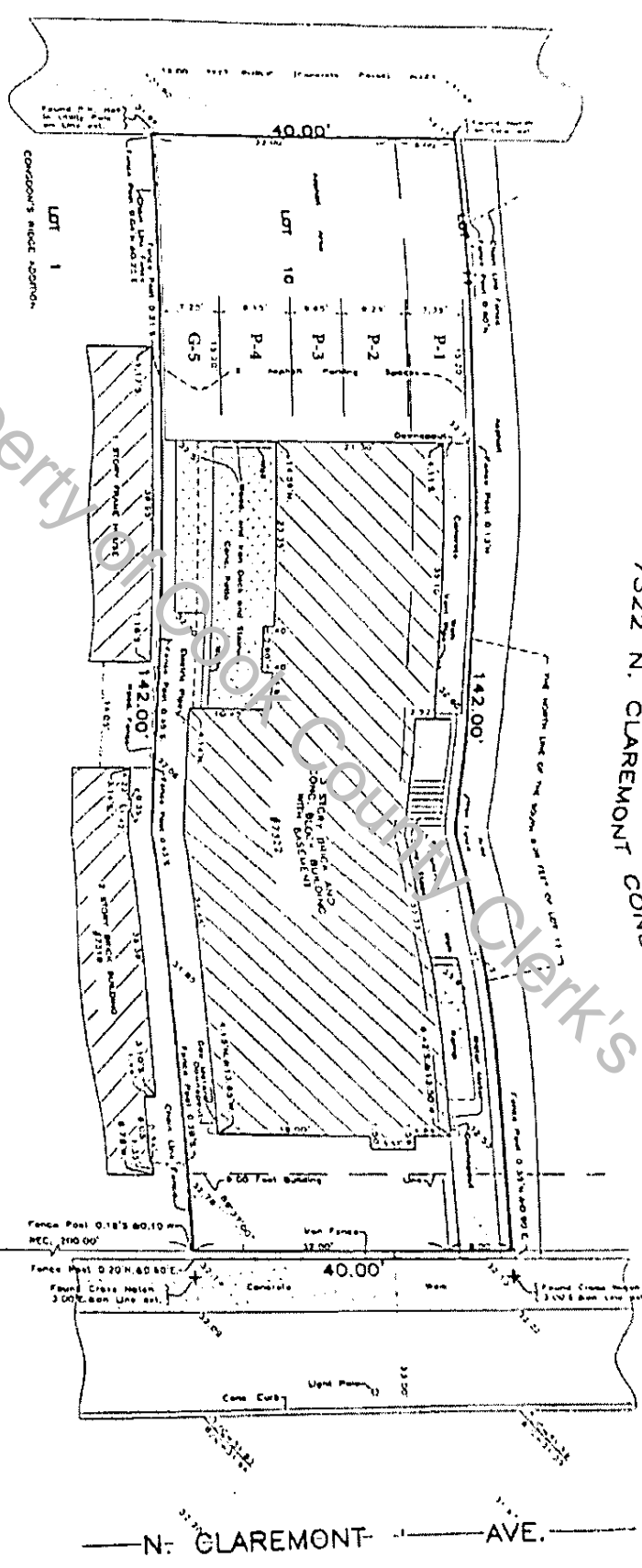
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PROFESSIONAL ASSOCIATED SURVEY, INC.
 PROFESSIONAL SURVEYING AND MAPPING SERVICES
 1110 N. CLAREMONT AVENUE
 CHICAGO, ILLINOIS 60610
 PHONE: (773) 462-1100
 FAX: (773) 462-1101
 LICENSE NO. 024-000001
 LICENSE EXPIRES 12/31/2008

ALTA/ACSM LAND TITLE SURVEY
 OF

7322 N. CLAREMONT CONDOMINIUM



Property of Cook County Clerk's Office

MAIL TO
 JOSEPH E. CAHILL
 CLERK OF COOK COUNTY
 131 N. LAUREL STREET
 ROOM 132
 CHICAGO, ILLINOIS, 60602

UPDATE: February 10, 2008.
 DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
 ORDER NO.: 01-37081
 SCALE: 1 INCH = 10 FEET
 DATE: July 7, 2003.
 ORDERED BY: SHAHID SHEKHA

ALTA/ACSM SURVEYING AND MAPPING SERVICES
 1110 N. CLAREMONT AVENUE
 CHICAGO, ILLINOIS 60610
 PHONE: (773) 462-1100
 FAX: (773) 462-1101
 LICENSE NO. 024-000001
 LICENSE EXPIRES 12/31/2008

THIS IS TO CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/ACSM SURVEYING AND MAPPING SERVICES ACT AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF THE ACT OR RULES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE CHICAGO DEPARTMENT OF RECORDS AND FOUND NO RECORDS OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF THE ACT OR RULES. THE SURVEYOR HAS THEREFORE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE ALTA/ACSM SURVEYING AND MAPPING SERVICES ACT AND THE RULES AND REGULATIONS THEREUNDER.

DATE: JUL 7, 2003

(Word) ALTA/ACSM SURVEYING AND MAPPING SERVICES - LICENSE EXPIRATION DATE: 12/31/2008
 DRAWN BY: J.P.



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7322 N. Claremont Condominiums
Board Meeting
July 7, 2020

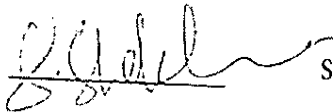
The Board approves that the parking spots that are assigned as limited common elements are as follows:

- Parking Spot 1 is assigned as a limited common element to Unit 2E
- Parking Spot 2 is assigned as a limited common element to Unit 3E
- Parking Spot 3 is assigned as a limited common element to Unit 1W
- Parking Spot 4 is assigned as a limited common element to Unit 2W

Parking Spot 5 is removed and will be utilized for the sole purposes of placing garbage dumpster.

The association will hire an attorney to amend the Condominium Declaration and By-Laws to reflect the changes made to the parking spaces.

Approved:



Shahid Sheka, Units: 1E and 2W

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7322 N. Claremont Condominiums Board Meeting July 7, 2021

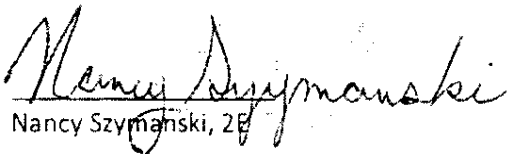
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Parking Spot 5 is removed and will be utilized for the sole purposes of placing garbage dumpster.

The association will hire an attorney to amend the Condominium Declaration and By-Laws to reflect the changes made to the parking spaces.

Approved:


 Nancy Szymanski, 2E

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7322 N. Claremont Condominiums
Board Meeting
July 7, 2021

The Board approves that the parking spots that are assigned as limited common elements are as follows:

- Parking Spot 1 is assigned as a limited common element to Unit 2h
- Parking Spot 2 is assigned as a limited common element to Unit 3F
- Parking Spot 3 is assigned as a limited common element to Unit 1W
- Parking Spot 4 is assigned as a limited common element to Unit 2W

Parking Spot 5 is removed and will be utilized for the sole purposes of placing garbage dumpster.

The association will hire an attorney to amend the Condominium Declaration and By-Laws to reflect the changes made to the parking spaces.

Approved:



Marwan Abdel-Latif, 3-E

COOK COUNTY CLERK OFFICE
 RECORDS DIVISION
 100 W. CLARK ST., ROOM 120
 CHICAGO, IL 60602-1387

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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7322 N. Claremont Condominiums Board Meeting July 7, 2021

The Board approves that the parking spots that are assigned as limited common elements are as follows:

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- Parking Spot 2 is assigned as a limited common element to Unit 3E
- Parking Spot 3 is assigned as a limited common element to Unit 1W
- Parking Spot 4 is assigned as a limited common element to Unit 2W

Parking Spot 5 is removed and will be utilized for the sole purposes of placing garbage dumpster.

The association will hire an attorney to amend the Condominium Declaration and By-Laws to reflect the changes made to the parking spaces.

Approved:


 Ong Hien, 1W

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LEGAL DESCRIPTION

LOT 10 AND THE SOUTH 8.00 FEET OF LOT 11 IN ANDERSON AND LIND'S SUBDIVISION OF THE EAST 368.00 FEET OF THE WEST 541. 00 FEET OF LOT 7 IN COUNTRY CLARK'S DIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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LEGAL DESCRIPTION

LOT 10 AND THE SOUTH 8.00 FEET OF LOT 11 IN ANDERSON AND LIND'S SUBDIVISION OF THE EAST 368.00 FEET OF THE WEST 541. 00 FEET OF LOT 7 IN COUNTRY CLARK'S DIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 11-30-304-024-0000

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT IE IN THE 7322 N. CLAREMONT CONDCMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 10 AND THE SOUTH 8 FEET OF LOT 11 IN ANDERSON AND LIND'S SUBDIVISION OF THE EAST 366 FEET OF THE WEST 541 FEET OF LOT 7 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0329339034 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-30-304-029-1002

Address of Real Estate: 7322 N. CLAREMONT, UNIT IE, CHICAGO, IL 60645.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1W IN THE 7322 N. CLAREMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 10 AND THE SOUTH 8 FEET OF LOT 11 IN ANDERSON AND LIND'S SUBDIVISION OF THE EAST 366 FEET OF THE WEST 541 FEET OF LOT 7 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0329339034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0329339034, AMENDED BY AN INSTRUMENT RECORDED AS DOCUMENT NUMBER 0422631058, AND AS FURTHER AMENDED FROM TIME TO TIME.

PIN: 11-30-304-029-1001

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3E IN THE 7322 N. CLAREMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 10 AND THE SOUTH 8 FEET OF LOT 11 IN ANDERSON AND LIND'S SUBDIVISION OF THE EAST 366 FEET OF THE WEST 541 FEET OF WT 7 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0329339034 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-2 A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0329339034, AMENDED BY AND INSTRUMENT RECORDED AS DOCUMENT NUMBER 0422631058, AND AS FURTHER AMENDED FROM TIME TO TIME.

PIN: 11-30-304-029-1005

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2W IN THE 7322 N. CLAREMONT CONDOMINIUM AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 10 AND THE SOUTH 8 FEET OF LOT 11 IN ANDERSON AND LIND'S SUBDIVISION OF THE EAST 366 FEET OF THE WEST 541 FEET OF LOT 7 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0329339034 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-4 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0329339034, AMENDED BY AND INSTRUMENT RECORDED AS DOCUMENT NUMBER 0422631058, AND AS FURTHER AMENDED FROM TIME TO TIME.

PIN: 11-30-304-029-1003

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