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Doc# 2227622008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/03/2022 10:29 AM PG: 1 OF 20

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDING SHOULD BE
RETURNED TO:

Kovitz Shifrin Nesbit
175 N. Archer Avenue
Mundelein, Illinois 60060
Attn: David M. Bendoff, Esq.

**FIRST AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS FOR THE
RIDGELAND STATION TOWNHOME OWNERS ASSOCIATION**

This document is recorded for the purpose of amending the Declaration Of Covenants, Conditions, Easements And Restrictions (hereafter the "Declaration") For The Ridgeland Station Townhome Owners Association (hereafter the "Association"), which Declaration was recorded on December 2, 2003, as Document No. 0333610075 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article VI, Section 6.6 of the aforesaid Declaration. Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is signed and acknowledged by the Owners of at least two-thirds (2/3) of the Lots.

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, the Board and the Owners desire to amend the Declaration in order to expand upon the powers and duties of the Board.

RECORDING FEE 88.00
DATE 10-3-22 COPIES 6X
OK BY JP

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WHEREAS, the amendment has been signed and acknowledged by the Owners of at least two-thirds (2/3) of the Lots, in compliance with Article VI, Section 6.6 of the Declaration.

NOW THEREFORE, Article IV, Section 4.5(h) of the Declaration Of Covenants, Conditions, Easements And Restrictions For The Ridgeland Station Townhome Owners Association is hereby amended in accordance with the text which follows (additions in text are indicated by double underline; deletions by ~~strike-outs~~):

Section 4.5. Other Powers. Exercise all other powers and duties vested in or delegated to the Association, and not specifically reserved to the Members by this Declaration, ~~the corporate charter or the By-Laws.~~ In addition to the foregoing, notwithstanding anything in the Declaration and/or By-Laws to the contrary, the Board shall have the authority to perform such maintenance, repair and/or replacements within the Property for which the Declaration and or By-Laws do not expressly provide, and to use Association funds for such purpose, with the prior approval of Owners of at least two-thirds (2/3) of the Lots.

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

END OF TEXT OF AMENDMENT

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OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 8 day of July 2022.

Chris Cook
Voting Member's Printed Name

[Signature]
Voting Member's Signature

Lot Address: 155 South Blvd
Unit 5
Oak Park, IL 60302

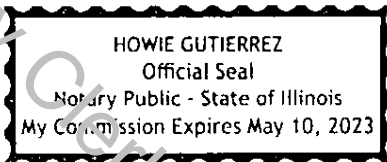
NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on 8th July 2022 by

[Signature]
(name of lot owner signing amendment above)

[Signature]
Notary Public Signature



Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____, 2022 by

_____ as _____
(name) (type of authority, e.g., officer, trustee, etc.)

of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 1st day of AUGUST 2022.

Craig De Simone
Voting Member's Printed Name

[Signature]
Voting Member's Signature

Lot Address: 255 South #1
Oak Park II
60302

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on August 1 2022 by
Craig De Simone
(name of lot owner signing amendment above)

Amanda M. Dodd
Notary Public Signature

AMANDA MACDONALD
NOTARY PUBLIC, VAN BUREN COUNTY, MI
ACTING IN Van Buren COUNTY
MY COMMISSION EXPIRES June 3, 2025

Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____, 2022 by
_____ as
_____ (name) _____ (type of authority, e.g., officer, trustee, et c.)

of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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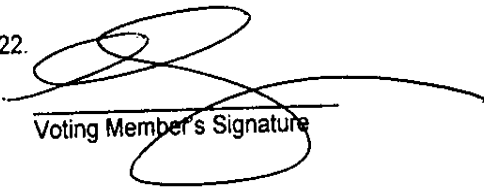
OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 1 day of Sept 2022.

Allison Denny
Voting Member's Printed Name


Voting Member's Signature


Lot Address: 255 South Blvd #2
Oak Park IL
60302

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on 9/1 2022 by
Allison Denny
(name of lot owner signing amendment above)




Notary Public Signature

Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____ 2022 by
_____ as

(name)

(type of authority, e.g., officer, trustee, etc.)

of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 11 day of August 2022.

Angela Wright Madison
Voting Member's Printed Name

Angela Wright Madison
Voting Member's Signature

Lot Address: 255 South Blvd
Unit 3
Oak Park, IL 60302

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on August 11, 2022 by
Angela Wright Madison
(name of lot owner signing amendment above)

[Signature]
Notary Public Signature



Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____, 2022 by
_____ as _____
(name) (type of authority, e.g., officer, trustee, etc.)
of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 1 day of July 2022.

Eric McDonald
Voting Member's Printed Name

[Signature]
Voting Member's Signature

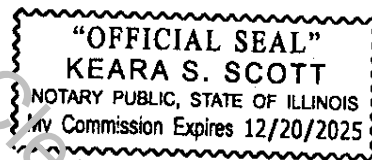
Lot Address: 255 South Blvd
Unit 12
Oak Park, IL 60302

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on 07-01 - 2022 by
Eric McDonald
(name of lot owner signing amendment above)

[Signature]
Notary Public Signature



Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____, 2022 by
_____ as
(name) (type of authority, e.g., officer, trustee, etc.)
of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 29 day of August 2022.

Virginia Nagano
Voting Member's Printed Name

Virginia Nagano
Voting Member's Signature

Lot Address: 255 South Blvd.
Unit # 17
Oak Park, IL 60302

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on 29th of August 2022 by
Virginia Nagano
(name of lot owner signing amendment above)

Dolores M De La Garza
Notary Public Signature



Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____, 2022 by
_____ as _____
(name) (type of authority, e.g., officer, trustee, etc.)
of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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OWNER SIGNATURE PAGE

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned is a voting member on behalf of the Owners of a Lot in the Ridgeland Station Townhome Owners Association, established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article VI, Section 6.6 of the Declaration.

EXECUTED this 6^m day of Sept. 2022.

D. M. Lynch
Voting Member's Printed Name

[Signature]
Voting Member's Signature

Lot Address: 255 South Blvd.
Unit 20
Oak Park IL 60302

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In An Individual Capacity)

This instrument was acknowledged before me on 9/6 2022 by
Dennis M. Lynch
(name of lot owner signing amendment above)

[Signature]
Notary Public Signature



Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on _____, 2022 by
_____ as
(name) (type of authority, e.g., officer, trustee, etc.)

of _____
(name of lot owner(s) on behalf of whom amendment was signed)

Notary Public Signature

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CERTIFICATION AS TO LOT OWNER APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

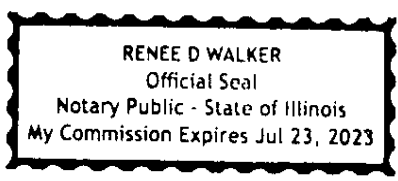
I, Craig A. De Simone state that I am the Secretary of the Board of Directors of Ridgeland Station Townhome Owners Association, and as such Secretary and the keeper and custodian of the books and records of said Association, I hereby certify that the persons whose names are subscribed to the foregoing instruments represent Owners of at least two-thirds (2/3) of the Lots in the Association.

BY: [Signature]
Secretary

DATE: 9/22, 2022

THIS INSTRUMENT WAS ACKNOWLEDGED before me on SEPTEMBER 22, 2022

Renee D. Walker
NOTARY PUBLIC



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EXHIBIT A LEGAL DESCRIPTION

LOTS 1 TO 22 IN THE RESUBDIVISION OF LOTS 1 THROUGH 7 IN BLOCK 1 IN CLOSE'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER WITH RESUBDIVISION IN THE VILLAGE OF RIDGELAND OF LOTS 16 TO 23 IN BLOCK 45, LOTS 1 TO 11 IN BLOCK 48, LOTS 1 TO 13 AND THE SOUTH 25 FEET OF LOT 14 IN BLOCK 55 AND LOT 23 IN THE RESUBDIVISION OF BLOCK 58 IN THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1892 IN BOOK 52 OF PLATS, PAGE 37 AS DOCUMENT NUMBER 1668566, IN COOK COUNTY, ILLINOIS

Commonly Known As: 255 South Boulevard
Oak Park, Illinois 60302

Permanent Index Number: 16-08-301-026-0000
through and including: 16-08-301-047-0000