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Doc# 2234815056 Fee \$69.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2022 12:29 PM PG: 1 OF 10

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

**Kovtitz Shifrin Nesbit  
175 N. Archer Ave.  
Mundelein, Illinois 60060  
Attn: David B. Sayitt, Esq.**

**AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS, COVENANTS  
AND BY-LAWS FOR  
MAPLE VIEW CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws (hereafter the "Declaration") for Maple View Condominium Association (hereafter the "Association"), which Declaration was recorded on May 27, 2004 as Document No. 0414818097 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "1", which is attached hereto and made a part hereof.

This amendment is adopted pursuant to the provisions of Section 27(b) of the Illinois Condominium Property Act (the "Act"), 765 ILCS 605/27. The amendment may be adopted by a vote of two-thirds (2/3) of the members of the Board of Managers at a meeting called for this purpose unless the Board of Managers' action is rejected by a majority of the votes of the unit owners at a meeting of the unit owners duly called for that purpose pursuant to a written petition of the unit owners having twenty percent (20%) of the votes of the Association, filed within thirty (30) days after the action of the Board of Managers to approve the amendment.

### 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

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DATE 12-14-22 COPIES 6X  
OK BY JP

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WHEREAS, as the result of "transfers" of Parking Spaces and Storage Spaces between unit owners, the public record does not accurately identify to which Unit the Parking Spaces or Storage Spaces have been allocated as a limited common element appurtenant to Unit pursuant to the Declaration, and the Board desires to correct the public record; and

WHEREAS, Section 27(b) of the Act provides a procedure for amending the Declaration to correct such an error in the Declaration; and

WHEREAS, this amendment to the Declaration was approved by at least two-thirds (2/3) of the members of the Board of Managers of the Association at a duly called meeting held 10/12, 2022; and

WHEREAS, the Board of Managers of the Association has given written notice of its action to all unit owners according to the procedures set forth in the Act; and

WHEREAS, the requisite number of unit owners failed to submit a written petition to the Board of Managers within thirty (30) days of the Board of Managers' action, as provided by Section 27(b)(3) of the Act;

NOW THEREFORE, the Parking Spaces and Storage Spaces have been allocated to the Units as set forth in Exhibit "2" which is attached hereto and made a part hereof.

Except as expressly provided in this amendment, the remaining provisions of the Declaration are hereby confirmed and ratified and shall continue in full force and effect without change.

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## EXHIBIT 1

### LEGAL DESCRIPTION

LOT 10 IN BLOCK 14 IN W.J. WILSON'S ADDITION TO OAK PARK BEING A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST ½ OF THE SOUTHWEST 1/3 THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1118 Harrison St, Oak Park, IL

Township: Oak Park

Permanent Index Number(s): 16-18-127-027-1001 through 16-18-127-027-1022

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## EXHIBIT "2" STORAGE SPACE AND PARKING SPACE ALLOCATIONS

<u>UNIT NUMBER</u>	<u>STORAGE SPACE</u>	<u>PARKING SPACE</u>
1118-1	27	N/A
1118-2	31	N/A
1118-3	5	N/A
1120-4	29, 30	N/A
1120-5	6	N/A
1120-6	18	N/A
1122-7	14	N/A
1122-8	26	N/A
1122-9	21	N/A
1124-10	15	N/A
1124-11	9	N/A
1124-12	16	N/A
1126-13	1, 2, 3, 13	N/A
1126-14	28	N/A
1126-15	23	P-2
1128-16	25	N/A
1128-17	7, 8	N/A
1128-18	17	N/A
1128-22	22	N/A
836-19	33	P-3
836-20	24	P-1
836-21	10	N/A

PAGE

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## PRESIDENT'S SIGNATURE PAGE

STATE OF ILLINOIS     )  
   )SS  
 COUNTY OF COOK        )

I, Kadim Mostalin, am the President of the Board of Managers of Maple View Condominium Association, 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 29 day of October 2022.

BY: *K. Mostalin*  
 President

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## AFFIDAVIT OF SECRETARY

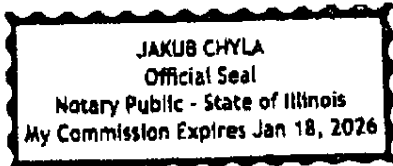
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Marg Herner, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of Maple View Condominium Association and as such Secretary and keeper of the books and records of said condominium I further state that the foregoing amendment was approved by at least two-thirds (2/3) of the members of the Board of Managers of said condominium at a meeting of the Board of Managers duly noticed and convened and held for that purpose on Oct. 12, 2022 at which a quorum was present throughout, and such approval has not been altered, modified, or rescinded in any manner but remains in full force and effect, and that a copy of the foregoing Amendment either was delivered personally to each unit owner at the Association or was sent to each unit owner in the Association at the address of the unit or such other address as the owner has provided to the Board of Managers for purposes of mailing notices. I further state the unit owners did not file a petition with the Board, pursuant to the requirements of Section 27(b)(3) of the Illinois Condominium Property Act, objecting to the adoption of this Amendment to the Declaration.

Marg Herner  
Secretary of the Maple View  
Condominium Association

SUBSCRIBED AND SWORN to  
before me this 29<sup>th</sup> day  
of October, 2022

J. Chyla  
Notary Public



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## BOARD MEMBER APPROVAL

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

We, the undersigned, constitute at least two-thirds (2/3) of the members of the Board of Managers of the Maple View Condominium Association established by the aforesaid Declaration of Condominium Ownership. By our signatures below, we hereby approve of and consent to this Amendment to the Declaration pursuant to Section 27(b)(1) of the Illinois Condominium Property Act. In witness, whereof we have cast our votes and signed this document in favor of this Amendment at a duly called meeting of the Board of Managers of Maple View Condominium Association held on Oct. 12 2022.

*Moskalew*  
 President

*Mary K. Klerner*  
 Secretary

*N/A*  
 Treasurer

BOARD OF MANAGERS OF  
 MAPLE VIEW  
 CONDOMINIUM ASSOCIATION

ATTEST: *Mary K. Klerner*  
 Secretary

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## INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois }  
 County of Cook } ss.

On this the 29<sup>th</sup> day of October, 2022, before me,  
Jakub Chyla the undersigned Notary Public,  
Day Month Year  
 Name of Notary Public

personally appeared Vadim Moskalin & Mary K. Hermer  
 Name(s) of Signer(s)

personally known to me -- OR --  
 proved to me on the basis of satisfactory evidence  
 to be the person(s) whose name(s) is/are subscribed  
 to the within instrument, and acknowledged to me  
 that he/she/they executed the same for the purposes  
 therein stated.



WITNESS my hand and official seal.  
J. Chyla  
 Signature of Notary Public  
 EXP 01/18/2026  
JAKUB CHYLA  
 Any Other Required Information  
 (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Board Member Approval

Document Date: 10/29/2022 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_



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## INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois }  
County of Cook } ss.

On this the 29<sup>th</sup> day of October, 2022, before me.  
Day Month Year

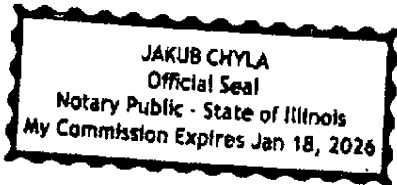
Jakub Chyla the undersigned Notary Public.  
Name of Notary Public

personally appeared Madim Moskaliw  
Name(s) of Signer(s)

personally known to me – OR –  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



J. Chyla  
Signature of Notary Public

JAKUB CHYLA  
EXP 01/18/2026  
Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

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#### Description of Attached Document

Title or Type of Document: President's Signature Page

Document Date: 10/29/2022 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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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 Valerie Jacobs, 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:

Maple View Condominium Association

(print document types on the above line)

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

Maple View Condominium Association

(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.)

Attorneys for Maple View Condominium Association

(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.

Affiant's Signature Above

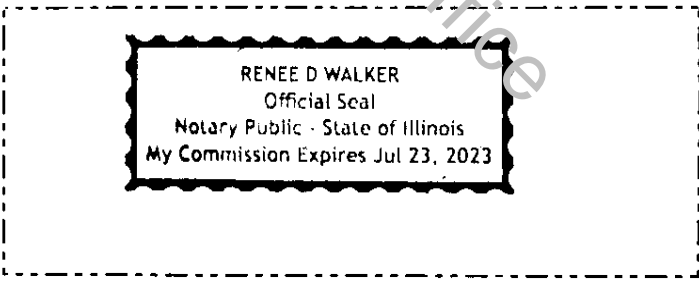
12/14/2022

Date Affidavit Executed/Signed

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

12/14/2022  
Date Document Subscribed & Sworn Before Me

Renee D. Walker  
Signature of Notary Public



**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 coverage page. 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.