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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 10:17 AM PG: 1 OF 6

Property of Cook County Clerk's Office

AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR  
FRANKLIN OAK CONDOMINIUM ASSOCIATION

Prepared by and Mail to:

Pellegrini & Cristiano  
6817 W. North Ave.  
Oak Park, IL 60302

RECORDING FEE 61.00  
DATE 10/17/23 COPIES 6X  
OK BY EK

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## AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE FRANKLIN OAK CONDOMINIUM

THIS DOCUMENT is recorded for the purpose of amending the Declaration of Condominium (hereinafter the Declaration), for FRANKLIN OAK CONDOMINIUM (hereafter the Association), which Declaration was recorded on 01/02/2015, as Document Number 1500219010, in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereinafter the Property) legally described in Exhibit A which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Section 16 of the aforesaid Declaration. Said section provides 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 Amendment, provided the same is signed and acknowledged by all of the members of the Board, provided further that it contains an affidavit by an Officer of the Board, certifying that the amendment was approved by at least 66 2/3% of unit owners, and a copy of the Amendment has been mailed by certified mail to all first mortgagees having bona fide liens of record against any unit ownership, not less than ten (10) days prior to the date of such affidavit.

### 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 Illinois Condominium Property Act; and

WHEREAS, the owners desire to amend the Declaration to correct the percentage interest in the common elements to more accurately reflect the current value of the units; and

WHEREAS, the Amendment has been signed and acknowledged by all Board members, approved by at least 66 2/3% of the unit owners, all in compliance with Section 16 of the Declaration and due notice having been provided to all first mortgagees holding bona fide liens of record against any unit ownership;

NOW, THEREFORE, the Declaration of Condominium for Franklin Oak Condominium is hereby amended as follows:

SEE ATTACHED NEW EXHIBIT B TO THE DECLARATION & BYLAWS

**In all other respects, said Declaration remains unchanged.**

Date: MAY 25, 2023

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IN WITNESS WHEREOF, the undersigned all Board Members, as aforesaid, have caused their hands and seals to be affixed hereunto and have caused their names to be signed to these presents on the above date.

FRANKLIN OAK CONDOMINIUM ASSOCIATION

ALL BOARD MEMBERS:

*Robert C. Griffith*  
Print Name: ROBERT C. GRIFFITH

*Christopher English*  
Print Name: CHRISTOPHER ENGLISH

The undersigned President of the Association, being first duly sworn on oath, hereby certifies that this Amendment has been approved by at least 66 2/3% of the unit owners.

*Robert C. Griffith*  
ROBERT C. GRIFFITH-President

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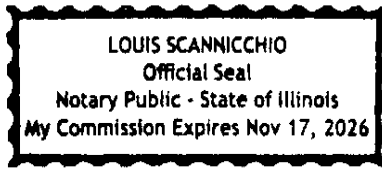
State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT C. GRIFFITH, board member and President, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 30<sup>th</sup> day of May, 2023.

[Signature]  
Notary Public

Commission Expires: 11/17/26



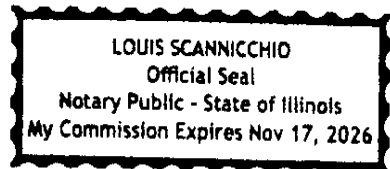
State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER ENGLISH, board member, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 30<sup>th</sup> day of May, 2023.

[Signature]  
Notary Public

Commission Expires: 11/17/26



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## NEW EXHIBIT B

### EXHIBIT B

<i>UNIT</i>	<i>GARAGE SPACE LIMITED COMMON ELEMENT</i>	<i>OUTDOOR PARKING SPACE LIMITED COMMON ELEMENT</i>	<i>PERCENTAGE INTEREST IN THE COMMON ELEMENTS</i>
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1*	G-3 and G-4	P-3 and P-4	63%
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2**	G-1 and G-2	P-1 and P-2	37%
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\*Unit 1 limited common elements also include the porch and decks noted as "Unit 1 LCE (limited common element)" on Exhibit D, Plat of Survey.

\*\* Unit 2 limited common elements also include the decks, patio and roof deck noted as "Unit 2 LCE (limited common element)" on Exhibit D, Plat of Survey.

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## LEGAL DESCRIPTION

**UNITS 1 AND 2 IN THE FRANKLIN OAK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:**

LOT 1 IN BLOCK 2 IN LATHROPS RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST BEING A RESUBDIVISION OF ALL THE PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5THS OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 01/02/2015 AS DOCUMENT NUMBER 1500219010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 15-12-110-059-1001 & 15-12-110-059-1002

COMMONLY KNOWN AS: 633 FRANKLIN AVE. RIVER FOREST, IL 60305