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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/22/2024 11:18 AM

PAGE: 1 OF 12

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AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
220 NORTH FRANCISCO CONDOMINIUM ASSOCIATION

This document prepared by and
after recording to be returned to:

IZABELLA BIELINSKA
Bielinska Law LLC
17 E. Monroe St., Ste. 204
Chicago, IL 60603
Tel.: 312-678-5122
Email: izabella@bielinskalaw.com

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DATE 3/22/2024 COPIES 4x
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UNOFFICIAL COPY**AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND
BYLAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR:****220 NORTH FRANCISCO CONDOMINIUM ASSOCIATION**

This Amendment to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions, and Covenants for 220 North Francisco Condominium Association ("Amendment"), dated this 14 day of March, 2024, is made by the Board of Directors of the 220 North Francisco Condominium Association.

WITNESSETH:

WHEREAS, by that certain Declaration of Condominium and Bylaws, Easements, Restrictions, and Covenants ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 16, 2008 as Document No. 0801603113, the real estate more particularly described on below was subjected to the provisions of the Illinois Condominium Property Act ("Act"):

THE NORTH 25 FEET OF LOTS 65, 66, 67, AND 68 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 3, 4, 5, 10, 11 AND 12 IN DAVID S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 220 NORTH FRANCISCO AVENUE, CHICAGO, ILLINOIS 60612

Permanent Index Number: 16-12-314-040-0000

("Parcel"); and

WHEREAS, Article X, Miscellaneous Provisions, Section (d), Amendments, of the Declaration provides for amendment to the Declaration upon approval of Unit Owners having at least 75% percent of the total votes;

WHEREAS, there are currently no mortgages or liens for purposes of notice under Article X, Miscellaneous Provisions, Section (d);

WHEREAS, the Association desires to amend the Declaration as set forth herein and all Owners consent;

WHEREAS, the Unit Owners wish to separate the buildings at the property to the extent possible short of deconversion, and to treat Units 1 and 2 separate and apart from Unit 3 for purposes of common expenses, maintenance, and joint and several liability;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Declaration is hereby amended as follows:

1. The entire Parcel is hereby subdivided into one common element and two separate limited common elements as follows:

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First Limited Common Element – 2-Story Building: consisting of the 2-story building housing Units 1 and 2, and bordered by Parcel boundary at North Francisco Avenue to the east, wooden fence measured at 55.25 feet from North Francisco Avenue to the west, Parcel boundary at Public Alley to the north, and Parcel boundary measured at 25 feet to the south. The First Limited Common Element is designated in yellow on the Plat, attached as Exhibit 1 (page 51 of 57 of the Declaration), and specifically outlined on pages 52 and 53 of 57 of the Declaration.

Second Limited Common Element –Coach House: consisting of a structure housing Unit 3, and bordered by wood fence 69.25 feet from North Francisco Avenue to the east, chain link fence at Parcel boundary to the west, Parcel boundary at Public Alley to the north, and Parcel boundary measured at 25 feet from Public Alley feet to the south. The Second Limited Common Element is designated in green on the Plat, attached as Exhibit 1 (page 51 of 57 of the Declaration), and specifically outlined on pages 54 and 55 of 57 of the Declaration.

Common Element: consisting of 14 foot-wide area between First Limited Common Element and Second Limited Common Element, and bordered by wood fence at 55.25 feet from North Francisco Avenue to the east, wood fence at 69.25 feet from North Francisco Avenue to the west, Parcel boundary at Public Alley to the north, and Parcel boundary 25 feet from Public Alley to the south. The Common Element is designated in red on the Plat, attached as Exhibit 1.

2. Article I Definitions, Section (f) is deleted in its entirety and replaced with the following:
 - f. Common Elements. All portions of the Property except for the Limited Common Elements, consisting of 14 foot-wide area between First Limited Common Element and Second Limited Common Element, and bordered by wood fence at 55.25 feet from North Francisco Avenue to the east, wood fence at 69.25 feet from North Francisco Avenue to the west, Parcel boundary at Public Alley to the north, and Parcel boundary 25 feet from Public Alley to the south. The Common Element is designated in red on the Plat, attached as Exhibit 1.
3. Article I Definitions, Section (l) is deleted in its entirety and replaced with the following:
 - (l) Limited Common Elements. Two portion of the Parcel, including specifically the perimeter walls, floors and ceilings, windows and doors, and all fixtures and structures therein that lie outside the Common Elements boundaries, and serve a single Unit exclusively and further defined as follows:

First Limited Common Element – 2-Story Building: consisting of the 2-story building housing, and for the exclusive use of, Units 1 and 2, and bordered by Parcel boundary at North Francisco Avenue to the east, wooden fence measured at 55.25 feet from North Francisco Avenue to the west, Parcel boundary at Public Alley to the north, and Parcel boundary measured at 25 feet to the south. The First Limited Common Element is designated in yellow on the Plat, attached as Exhibit 1.

Second Limited Common Element –Coach House: consisting of a structure housing, and for exclusive use of, Unit 3, and bordered by wood fence 69.25 feet from North Francisco Avenue to the east, chain link fence at Parcel boundary to the west, Parcel boundary at Public Alley to the north, and Parcel boundary measured

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at 25 feet from Public Alley feet to the south. The Second Limited Common Element is designated in green on the Plat, attached as Exhibit 1.

4. Article III: Common Elements, Section (a) is deleted in its entirety and replaced with the following:
 - a. Description. Except as otherwise provided in this Amended Declaration, the Common Elements shall consist of all portions of the Property except the two Limited Common Elements. The Common Elements shall include the 14-foot-wide area between First Limited Common Element and Second Limited Common Element, and bordered by wood fence at 55.25 feet from North Francisco Avenue to the east, wood fence at 69.25 feet from North Francisco Avenue to the west, Parcel boundary at Public Alley to the north, and Parcel boundary 25 feet from Public Alley to the south.

5. Article III: Common Elements, Section (d) is deleted in its entirety and replaced with the following:
 - d. Limited Common Elements. Except as otherwise provided in this Amended Declaration, the Limited Common Elements shall consist of two separate parts of the Parcel, First Limited Common Element being the area to the east of the 14-foot-wide area of the Common Element, and the Second Limited Common Element being the area to the west of the 14-foot-wide area of the Common Element.

Units 1 and 2 shall have sole and exclusive use of, and sole liability for, the First Limited Common Element. Unit 3 shall have no liability of any kind, including tax, judgment, or any other liability or costs allocated to, or incurred by, Units 1 and 2, First Limited Common Element Unit Owner(s), and/or Property Index Number 16-12-314-1001 owner, and/or Property Index Number 16-12-314-1002 owner.

Unit 3 shall have the sole and exclusive use of, and sole liability for, the Second Limited Common Element. Units 1 and 2 shall have no liability of any kind, including tax, judgment, or any other liability or costs allocated to, or incurred by, Unit 3, Second Limited Common Element Unit Owner(s), and/or Property Index Number 16-12-314-1003 owner.

For purposes of any liability of any kind, tax, judgment, or any other liability or costs allocated to, or incurred by, the property under Property Index Number 16-12-314-040, such tax, judgment, or any other liability or costs will be treated as related to Common Elements, and will be allocated pursuant to the common expenses allocation under Article VII, and percentage ownership outlined on Exhibit C to the Declaration, attached hereto and incorporated herein.

6. Article VII, Common Expenses and Real Estate Taxes is amended as follows:
 - a. Common Expenses. Each unit owner shall pay his proportionate share of the common expenses of administration, maintenance and repair of the Common Elements and of any other expenses incurred in conformance with the Declaration and By-Laws. It shall be the duty of the Developer to pay a proportionate share of the common expenses for each unit which has not been sold by such Developer. Such proportionate share of the common expenses for each Unit owner shall be in the same ratio as his percentage of ownership in the Common Elements. Payment thereof shall be in such amounts and at such times as determined in the manner provided in the Bylaws. If any Unit Owner shall fail to refuse to make any such payment of the common expenses when due, the

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amount thereof shall constitute a lien on the interest of such Unit Owner in the Property as provided in the Act.

Each unit owner shall pay all expenses of whatsoever kind, including but not limited to administration, maintenance, repair, taxes, judgments, and any all liabilities associated with that Unit Owner's Limited Common Element.

7. Exhibit E to the Declaration is amended as follows:

LIMITED COMMON ELEMENT	ASSIGNMENT
First Limited Common Element	Unit1 and Unit 2
Second Limited Common Element	Unit 3

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BOARD MEMBER SIGNATURE PAGE

We, the undersigned, constitute at least two-thirds (2/3) of the members of the Board of Managers of 220 North Francisco Condominium Association established by the aforesaid Declaration of Condominium Ownership. By our signatures below, we hereby approve of and consent to the Amended 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 Amended Declaration at a duly called meeting of the Board of Managers of 220 North Francisco Condominium Association held on March 14, 2024.

Chicagoland Construction Supply LLC

Printed name: Marquita Beecham

220 N. Francisco LLC

Printed name: Romel Smyth

220 N. Francisco LLC

Printed name: Romel Smyth

BOARD OF MANAGERS OF 220 NORTH FRANCISCO CONDOMINIUM ASSOCIATION

Cook County Clerk's Office

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AFFIDAVIT OF BOARD OF DIRECTORS

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

We, Marquita Beecham, Romel Smyth, Romel Smyth,
 being first duly sworn on oath, depose and state that we are the Board of Managers of 220 North Francisco Condominium Association. We further state that the foregoing Amended Declaration 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 March 14, 2024 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. We 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.

Chicogoland Construction
Supply LLC

Printed name: Marquita Beecham

220 N. Francisco LLC

Printed name: Romel Smyth

220 N. Francisco LLC

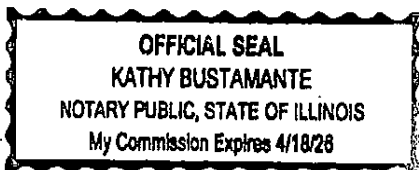
Printed name: Romel Smyth

BOARD OF MANAGERS OF 220 NORTH FRANCISCO CONDOMINIUM ASSOCIATION

SUBSCRIBED AND SWORN to before me this 14 day of March, 2024.

Kathy Bustamante

Notary Public



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PLAT OF SURVEY Studnicka and Associates, Ltd.



Residential
Commercial
ALTA

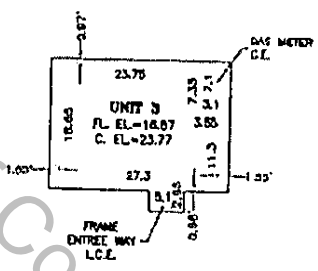
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

220 NORTH FRANCISCO CONDOMINIUM EXHIBIT "D" BASEMENT

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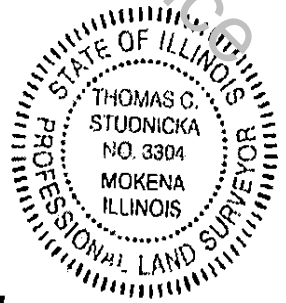


BENCH MARK
CHICAGO CITY BENCHMARK #77
17.2' NORTH OF SOUTH LINE
OF KEEZEE AVE., 22.2' EAST
OF EAST LINE OF WASHINGTON BLVD.
ELEVATION 18.461

C.E. = COMMON AREA
L.C.E. = LIMITED COMMON AREA
FL. EL. = FLOOR ELEVATION
C. EL. = CEILING ELEVATION
P = PARKING SPACE
S = STORAGE AREA

HORIZONTAL BOUNDARIES ARE PLANNED FORMED BY THE DISTANCES BETWEEN FINISHED FACE OF INTERIOR WALLS. VERTICAL BOUNDARIES ARE PLANES FORMED BY THE FINISHED FLOOR AND THE FINISHED CEILING.

MAIL TO:
JOHN E. SALGADO
ATTORNEY AT LAW
347 WALNUT RIDGE COURT
FRANKFORT, ILLINOIS 60423



Scale: 1" = 20 feet
Distances are marked in feet and decimals.
Ordered by: John Salgado
Order No.: 07-10-20
Compare all points before building by same and at once report any difference.
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.
Field work completed 11/19/07
Drawn by: S.K.
Proofed by: Paul Burlingame
Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }
Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL November 27th A.D. 2007
Thomas C. Studnicka
License No. 3304 Expires 11/30/08

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Residential
Commercial
ALIA

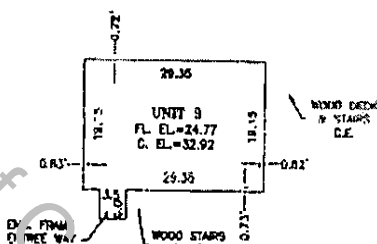
DEPT OF SURVEY
STUDNICKA and Associates, Ltd.

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

220 NORTH FRANCISCO CONDOMINIUM EXHIBIT "D" FIRST FLOOR



Property of Cook County Clerk

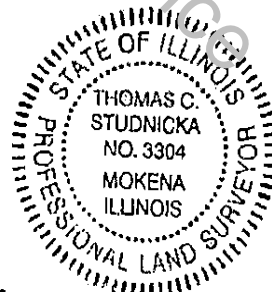
BENCH MARK

17.2' NORTH OF SOUTH LINE
OF KEDDIE AVE., 22.2' EAST
OF EAST LINE OF WASHINGTON BLVD
ELEVATION 19.461

- C.E = COMMON AREA
- L.C.E. = LIMITED COMMON AREA
- FL. EL. = FLOOR ELEVATION
- C. EL. = CEILING ELEVATION
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- S = STORAGE AREA

HORIZONTAL BOUNDARIES ARE PLANES FORMED BY THE DISTANCES BETWEEN FINISHED FACE OF INTERIOR WALLS. VERTICAL BOUNDARIES ARE PLANES FORMED BY THE FINISHED FLOOR AND THE FINISHED CEILING.

MAIL TO:
JOHN E. SALGADO
ATTORNEY AT LAW
347 WALNUT RIDGE COURT
FRANKFORD, ILLINOIS 60423



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Ordered by: John Salgado
Order No.: 07-10-20

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Field work completed 11/19/07
Drawn by: S.K.

Proofed by: Paul Durigamo
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COUNTY OF WILL }

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Mokena, IL, November 27, A.D. 2007

by *Thomas C. Studnicka*
License No. 3304 Expires 11/30/08

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PLAT OF SURVEY Studnicka and Associates, Ltd.



Residential
Commercial
ALTA

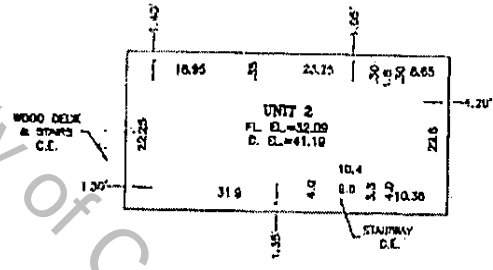
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

220 NORTH FRANCISCO CONDOMINIUM EXHIBIT "D" SECOND FLOOR

Property of Cook County Clerk's Office

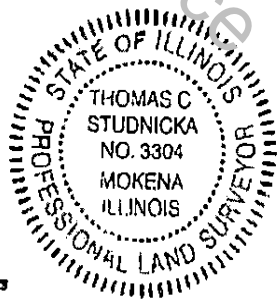


BENCH MARK
CHICAGO CITY BENCHMARK #77
17.2' NORTH OF SOUTH LINE
OF KEDZIE AVE., 22.2' EAST
OF EAST LINE OF WASHINGTON BLVD.
ELEVATION 19.481

C.E. = COMMON AREA
L.C.E. = LIMITED COMMON AREA
FL. EL. = FLOOR ELEVATION
C. EL. = CEILING ELEVATION
P = PARKING SPACE
S = STORAGE AREA

HORIZONTAL BOUNDARIES ARE PLANES
FORMED BY THE DISTANCES BETWEEN
FINISHED FACE OF INTERIOR WALLS.
VERTICAL BOUNDARIES ARE PLANES
FORMED BY THE FINISHED FLOOR AND
THE FINISHED CEILING.

MAIL TO:
JOHN E. SALGADO
ATTORNEY AT LAW
347 WALNUT RIDGE COURT
FRANKFORT, ILLINOIS 60423



Scale: 1" = 20 feet
Distances are marked in feet and decimals.
Ordered by: John Salgado
Order No.: 07-10-20
Compare all points before building by
same and at once report any difference.
For building lines, restrictions, or easements not
shown hereon, refer to abstract, deed or ordinance.
Field work completed 11/19/07
Drawn by: S.E.
Proofed by: Paul Burlingame
Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }
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Corporation does hereby certify that this professional
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boundary survey.

Mokena, IL November 27, A.D. 2007
Thomas C. Studnicka
License No. 3304 Expires 11/30/08

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PLAT OF SURVEY

Studnicka and Associates, Ltd.



Residential
Commercial
ALTA

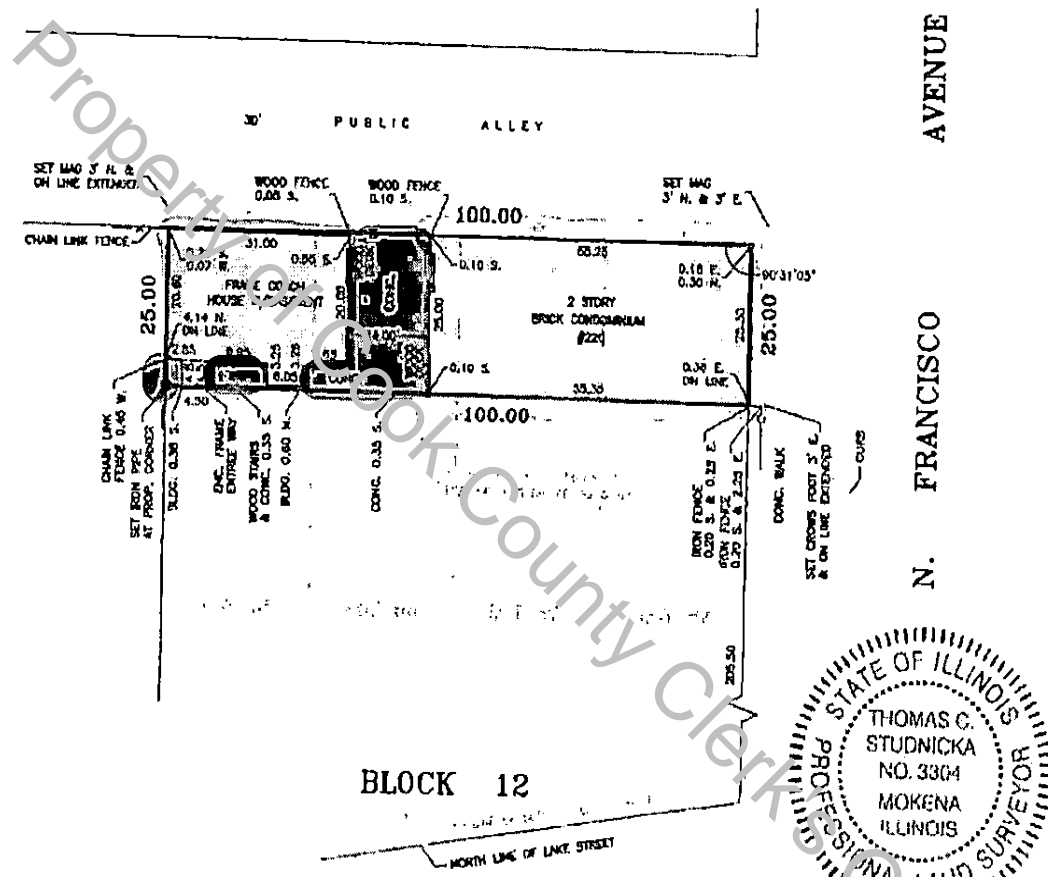
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

220 NORTH FRANCISCO CONDOMINIUM EXHIBIT "D" SURVEY

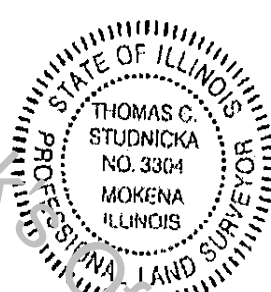
THE NORTH 25 FEET OF LOTS 65, 66, 67 AND 68 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 3, 4, 5, 10, 11 AND 12 IN DAVID S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BLOCK 12

BENCH MARK

CHICAGO CITY BENCHMARK #77
17.2' NORTH OF SOUTH LINE
OF REDZIE AVE., 22.3' EAST
OF EAST LINE OF WASHINGTON BLVD.
ELEVATION 19.481



HORIZONTAL BOUNDARIES ARE PLANES
FORMED BY THE DISTAL CEILING BETWEEN
FINISHED FACE OF INTERIOR WALLS.
VERTICAL BOUNDARIES ARE PLANES
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THE FINISHED CEILING.

MAIL TO:

JOHN E. SALGADO
ATTORNEY AT LAW
347 WALNUT RIDGE COURT
FRANKFORT, ILLINOIS 60423

- C.K = COMMON AREA
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- C. RL. = CEILING ELEVATION
- P = PARKING SPACE
- S = STORAGE AREA

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: John Salgado

Order No.: 07-11-1

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed 11/18/07

Drawn by: S.E.

Proofed by: Paul Burlingame

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL November 27, A.D. 2007

License No. 3304 Expires 11/30/08

EXHIBIT 1

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PLAT OF SURVEY Studnicka and Associates, Ltd.



Residential
Commercial
ALTA

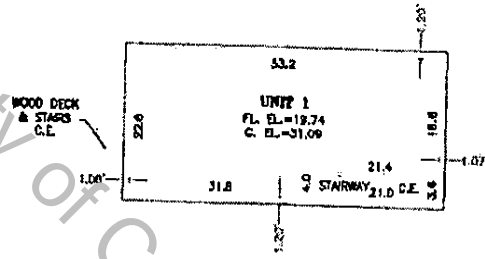
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

220 NORTH FRANCISCO CONDOMINIUM EXHIBIT "D" FIRST FLOOR

Property of Cook County Clerk's Office



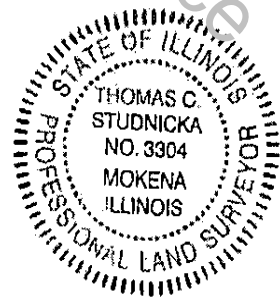
BENCH MARK

CHICAGO CITY BENCHMARK #77
17.2' NORTH OF SOUTH LINE
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OF EAST LINE OF WASHINGTON BLVD.
ELEVATION 19.401

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MAIL TO:
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347 WALNUT RIDGE COURT
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Ordered by: John Salgado
Order No.: 87-11-1

Compare all points before building by
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Field work completed 11/19/07

Drawn by: S.K.

Proofed by: Paul Burlingame

Design Firm Registration # 184-002701

STATE OF ILLINOIS }
COUNTY OF WILL }

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boundary survey.

Mokena, IL November 27, A.D. 2007

Thomas C. Studnicka

License No. 3304 Expires 11/30/08