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FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
7003-7027 NORTH TRIPP AVE. HOMEOWNERS ASSOCIATION

86221910

This First Amendment to the Declaration heretofore made on the 5th day of December, 1985, and recorded December 11, 1985 as Document Number 85-318933, is made and entered into this 5th day of March, 1986 by Cosmopolitan National Bank of Chicago, not personally, but solely as Trustee under a certain Trust Agreement dated May 13, 1960, and known as Trust No. 9837 (hereinafter referred to as "Trustee") and with the consent and approval of the Board of Directors and majority members of the "7003-7027 NORTH TRIPP AVENUE HOMEOWNERS ASSOCIATION," heretofore incorporated by the State of Illinois under Articles of Incorporation and recorded on December 26, 1985 under Document No. 85-339110 (hereinafter referred to as "Homeowners").

W I T N E S S E T H

WHEREAS the Trustee is the owner of certain real estate more fully described by Doc. 85-318933 and shown as Common Areas A, B, C and D and the Homeowners have an interest in the common elements more fully described by Doc. 85-318933; and

WHEREAS the Trustee and Homeowners wish to clarify and define the common elements and the duties of the Homeowners as to insurance coverage.

NOW, THEREFORE, the Trustee and Homeowners declare the following amendments to be in effect from the date of recording of this First Amendment:

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On Page 3, Paragraph D, delete "the foundation and exterior wall of all buildings" from the definition of common areas, and substitute only "common walks, lawns and parking areas shown on Plat as A, B, C and D attached to Declaration."

On Page 19-5.02, delete the words "shall obtain" on the second line, and substitute the wording, "may at its discretion".

On Page 21 after line 2 at top of page add: "The owners of each unit are required to cover all liability for their separate unit by a 'Homeowners Policy'", unless the Homeowners undertake to purchase a blanket policy as defined in Section 5.02.

After Page 21 and 22 A, B and C, add "The Board shall secure liability insurance to cover all the common elements defined on Page 3, Paragraph D, when no less than six units have been sold and conveyed to individual unit owners."

Reference is made to the fact that the liability of the Cosmopolitan National Bank of Chicago, changed by the reverse side thereof, is hereby being made a part hereof.

IN WITNESS WHEREOF, COSMOPOLITAN NATIONAL BANK OF CHICAGO, not personally, but solely as Trustee under Trust Agreements dated May 18, 1960, and known as Trust No. 5237 has authorized these presents to be signed by its Assistant Vice President and its corporate seal to be hereto affixed and attested by its Assistant Trust Officer as of this 26 day of May, 1936.

(S E A L)

COSMOPOLITAN NATIONAL BANK OF CHICAGO,
not personally but solely as Trustee
aforesaid

By: [Signature]
Assistant Vice President

A T T E S T

[Signature]
Assistant Trust Officer

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Executed and delivered by The Cosmopolitan National Bank of Chicago, ~~and~~
in its individual capacity, but solely in the capacity herein described, for the
purpose of binding the herein described property, and it is expressly under-
stood and agreed by the parties hereof, anything herein to the contrary
notwithstanding, that each and all the trusts, trusts and agreements herein
made, are made and intended, not to bind or obligate personally, but ex-
clusively of the Trustee, or for the purpose of binding the Trustee personally, but ex-
ecuted and delivered by the Trustee, solely in the exercise of the powers re-
sponsibility is assumed by, or shall not be asserted or enforced against
said Trustee on account hereof or on account of any understanding or agree-
ment herein contained, either expressed or implied, all such personal liability,
if any, being hereby expressly waived and released by all other parties here-
to, and those claiming by, through, or under them.

Clerk's Office

RECORDED

UNOFFICIAL COPY

UNOFFICIAL COPY OF THE PROCEEDINGS OF THE BOARD OF SUPERVISORS OF COOK COUNTY, ILLINOIS, HELD AT THE COURT HOUSE, CHICAGO, ILLINOIS, ON THE 14TH DAY OF JANUARY, 1900.

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RECORDED

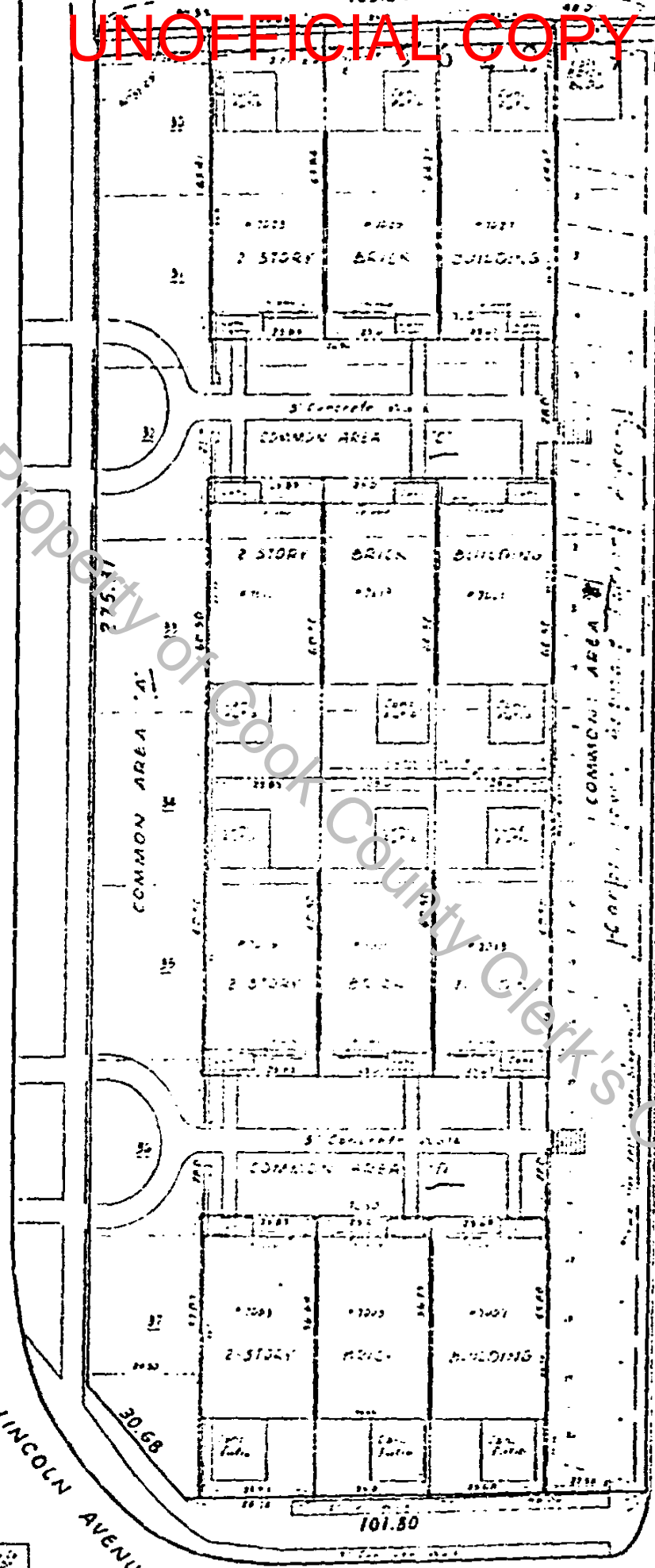
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123.34

N TRIPP AVENUE

N LINCOLN AVENUE

W LUNT AVENUE



Property of Cook County Clerk's Office

1. Sublot 1 of Lot 1, 2, 3
 170 N. Lunt Avenue
 Chicago, Ill.
 12-1-1903
 2. Sublot 1 of Lot 1, 2, 3
 170 N. Lunt Avenue
 Chicago, Ill.
 12-1-1903
 3. Sublot 1 of Lot 1, 2, 3
 170 N. Lunt Avenue
 Chicago, Ill.
 12-1-1903

1. Sublot 1 of Lot 1, 2, 3
 170 N. Lunt Avenue
 Chicago, Ill.
 12-1-1903
 2. Sublot 1 of Lot 1, 2, 3
 170 N. Lunt Avenue
 Chicago, Ill.
 12-1-1903
 3. Sublot 1 of Lot 1, 2, 3
 170 N. Lunt Avenue
 Chicago, Ill.
 12-1-1903

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Exhibit A

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7 2 8 9 1 0

IN WITNESS WHEREOF, 7003-7027 NORTH TRIPP AVE. HOMEOWNERS ASSOCIATION, by its President, JOHN R. WALL and by its Vice President, PAUL GENDEL, signed and accepted the above First Amendment to Declaration of Covenants, Conditions and Restrictions for 7003-7027 NORTH TRIPP AVE. HOMEOWNERS ASSOCIATION.

John R. Wall
John R. Wall, President

Paul Gendel
Paul Gendel, Vice President

Subscribed and Sworn to before me
this 20th day of April, 1986.

Richard M. ...
Notary Public

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Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

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N TRIPP AVENUE

275.50

COMMON AREA 'A'

12

12

12

30.68

101.50

N LINCOLN AVENUE

W LUNT AVENUE

2 STORY BRICK BUILDINGS

COMMON AREA

2 STORY BRICK BUILDING

COMMON AREA 'B'

297.46

COMMON AREA 'C'

86220910

Exhibit A

Small amount of...
175 N. Madison St.
12 E. 10th St.
- 8121-421
6. 100. 7. 10
Sept 23, 1926

Scale
North
Date

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8 5 3 1 3 9 3 1 3 0

EMMET KENNEDY & Co.

ENGINEERS

173 WEST MADISON STREET

CHICAGO 60602

7003 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.83 FEET OF THE WEST 50.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE, THROUGH A POINT IN SAID WEST LINE, 240 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

7005 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.0 FEET OF THE WEST 75.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE, THROUGH A POINT IN SAID WEST LINE, 240 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

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ESTABLISHED 1831

8 5 3 1 3 9 3 1 3 0
FRANKLIN 2 2085

EMMET KENNEDY & Co.
ENGINEERS
173 WEST MADISON STREET
CHICAGO 60602

7011 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 4 $\frac{1}{2}$ NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.0 FEET OF THE WEST 75.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING BETWEEN TWO LINES DRAWN AT RIGHT ANGLES TO SAID WEST LINE, THROUGH POINTS IN SAID WEST LINE, 151.50 FEET AND 212.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

7013 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 4 $\frac{1}{2}$ NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.67 FEET OF THE WEST 101.0 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING BETWEEN TWO LINES DRAWN AT RIGHT ANGLES TO SAID WEST LINE, THROUGH POINTS IN SAID WEST LINE, 151.50 FEET AND 212.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

COOK COUNTY

86220910

EMMET KENNEDY & Co.
ENGINEERS
173 WEST MADISON STREET
CHICAGO 80602

7017 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.83 FEET OF THE WEST 50.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING BETWEEN TWO LINES DRAWN AT RIGHT ANGLES TO SAID WEST LINES, THROUGH POINTS IN SAID WEST LINE, 91.0 FEET AND 151.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

7019 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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ESTABLISHED 1877

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FRANKLIN 2 2003

EMMET KENNEDY & Co. ENGINEERS

173 WEST MADISON STREET
CHICAGO 80602

7021 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 4 $\frac{1}{2}$ NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.67 FEET OF THE WEST 101.0 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING BETWEEN TWO LINES DRAWN AT RIGHT ANGLES TO SAID WEST LINES, THROUGH POINTS IN SAID WEST LINE, 91.0 FEET AND 151.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

7023 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 4 $\frac{1}{2}$ NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.83 FEET OF THE WEST 50.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, THROUGH A POINT IN SAID WEST LINE 63.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

CC687C-00-

86220910

EMMET KENNEDY & Co.
ENGINEERS
173 WEST MADISON STREET
CHICAGO 80802

7025 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 25.0 FEET OF THE WEST 75.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, THROUGH A POINT IN SAID WEST LINE 63.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT.

7027 TRIPP AVENUE

THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN & WEBER'S KENILWORTH AVENUE SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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P.I.N # 10-34-210 - 039 - 0000 Lots 30-31 AND 1/2 of 32

H.W. 10-34-210 - 042 - 0000 Lot 33 AND 1/2 of Lot 31 AND 1/2 of Lot 34

10-34-210 - 045 - 0000 Lot 35, 1/2 Lot 34, 1/2 Lot 36
10-34-210 - 048 - 0000 Lot 37 AND 1/2

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JUN 3 1986

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