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## AMENDMENT TO

915-25 W. BELMONT CONDOMINIUM

## PROPERTY REPORT

Effective Date: June 30, 1986

13<sup>00</sup>

100.2-2M(1) is amended by adding the following paragraphs:

The Developer is attempting to further develop the parking lot, which is Unit C-Rear owned and retained by the Developer and not a part of the common elements, by constructing thereon a multi-level, partially self-enclosed parking garage facility. Pursuant to the Declaration of Condominium, until the election of a first Board, the Developer exercises the powers of the Board and/or by virtue of the number of units the Developer still owns, the Developer can be expected to control the first elected Board. Therefore, to the extent Board approval, including granting easements over the common elements, is required for said project, such approvals have been given and can reasonably be expected to continue to be given. With the written consent of the Owner of Unit C-925, said facility may also be constructed over and above the southerly portion of Unit C-925 which protrudes into the rear yard.

The Developer has been advised by counsel of, and is taking all possible steps to prevent, the technical possibility that the increased real estate tax assessment from such construction would be billed by the County Assessor not to Unit C-Rear alone, but distributed among the tax assessments of all of the unit owners in accordance with their percentage of ownership interest in the common elements. Accordingly, the Developer agrees that if the County Assessor requires that such increased tax assessment must be distributed among all tax bills in accordance with their respective ownership interests, and if the unit owners and their mortgagees fail to execute an amendment equitably reallocating such percentages so as to pass the increased assessment to Unit C-Rear, then the agreement between the Board and the Unit C-Rear regarding said facility will include a provision for the Owner of Unit C-Rear to pay to the Association annually a sum equal to the increase in real estate taxes to the remaining owners caused by construction of said garage facility, to be computed based on the actual increase in assessed valuation caused by the garage after fully constructed and occupied as set forth in the actual records of the Assessor of Cook County assessing the improvement in the initial notice of increased assessed valuation and after appeals are exhausted.

In addition to Board approval, the Developer also intends to implement the foregoing plans pursuant to an Amendment to the Declaration of Condominium to be adopted and approved by at least three-fourths of the unit owners as soon as practicable. A draft of the proposed amendment is attached hereto, and the Developer believes it holds or can obtain the necessary three-fourths approval of unit owners to adopt said Amendment.

### 100.2-2U

The undersigned, as President of IRVING R. ZIMMERMAN, INC., the Developer, affirms that the aforesaid Amendment to Property Report is true, full, complete and correct.

IRVING R. ZIMMERMAN, INC.  
an Illinois corporation

*Irving R. Zimmerman*  
President

BOX 303 B 20

Mail to: Goro Yamaguchi  
1655 W. Arroyo  
Chicago, Ill. 60640

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IN WITNESS WHEREOF, this AMENDMENT is executed the day and date above written by 915-25 W. BELMONT CONDOMINIUM ASSOCIATION by its President; and co-executed by Unit Owners of record owning more than three-fourths of the total undivided percentage of ownership interest.

915-25 W. BELMONT CONDOMINIUM ASSOCIATION

By [Signature]  
President

Lakeview Trust and Savings Bank, as Trustee under Trust Agreement dated October 5, 1984 and known as Trust No. 6705

By [Signature]  
Vice President

ATTEST: [Signature]  
Attorney Trust Officer

12/29/86

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Marvin Churpak  
President

C 925

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Kazim Nohin  
C 919

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## EXHIBIT A

LEGAL DESCRIPTION  
915-925 W. Belmont  
Chicago, Illinois

UNITS C-925 and C-REAR IN 915-25 WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 5.05 FEET OF LOT 10 AND ALL OF LOTS 11 TO 15 IN MEISWINKEL'S SUBDIVISION OF THE EAST 768.37 FEET OF THAT PART OF THE NORTH 1/4 OF BLOCK 1 LYING WEST OF GREEN HAY ROAD IN CANAL TRUSTEE'S SUBDIVISION OF EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WITH SURVEY IS ATTACHED AS EXHIBIT "B" THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 85218778 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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Cook County Clerk's Office

*13/2/09*

*B*