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FIRST AMENDMENT TO THE DECLARATION OF  
CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS,  
RESTRICTIONS AND COVENANTS FOR 1143 ARMITAGE  
CONDOMINIUM

This Declaration made and entered into by all the Unit  
Owners and Board of Managers of the 1143 Armitage Condominium:

W I T N E S S E T H:

WHEREAS, by a Declaration of Condominium Ownership and  
Bylaws, Easements, Restrictions and Covenants for 1143 Armitage  
Condominium (the "Declaration and Bylaws") recorded in the office  
of the Recorder of Deeds of Cook County, Illinois, as Document  
No. 26091434, certain real estate described in attached Exhibit  
A was submitted to the provisions of the Illinois Condominium  
Property Act (the "Act"); and,

WHEREAS, the Declaration and Bylaws reserves the right  
to the Unit Owners and Board of Managers to amend the Declaration  
and Bylaws in accordance with the procedures set forth in Article  
XIX, paragraph 6 therein; and

WHEREAS, the Unit Owners and Board of Managers now desire  
to so amend said Declaration and Bylaws in accordance with the  
procedures set forth therein, to add certain provisions of impor-  
tance to the Unit Owners;

NOW, THEREFORE, the Unit Owners and Board of Managers  
do hereby amend the Declaration and Bylaws as follows:

1. The following paragraph shall be inserted as paragraph  
4(c), Article XX:

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4. Bona Fide Mortgagee. (c) The terms of this paragraph 4(b) and the first right and option herein provided shall not be applicable to the sale, conveyance or leasing of a Unit by the holder of a mortgage or trust deed who has acquired title to such Unit by deed in lieu of foreclosure or foreclosure of a mortgage or trust deed on the Property, or any Unit, or by any other remedy set forth in the mortgage or trust deed provided such holder is a bona fide first mortgagee.

2. The following paragraph shall be inserted as paragraph 8(a), Article XVI:

8. Priority of Liens. (a) Any mortgage or trust deed owned or held by a first mortgagee and recorded prior to the recording or mailing of a notice by the members of the Board of the amount owing by a unit owner who has refused or failed to pay his share of the monthly assessment when due shall be superior to the lien of such unpaid common expenses set forth in said notice and to all assessments for common expenses which become due and are unpaid subsequent to the date of recording of such first mortgage or first trust deed. Any first mortgagee who comes into possession of a unit pursuant to the remedies provided in the mortgage or trust deed, foreclosure of the mortgage or trust deed or deed (or assignment) in lieu of foreclosure shall not be liable for, and shall take the unit and its proportionate interest in the common elements free from, claims for unpaid common or special assessments levied by the association which accrue prior to the

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date of possession as aforesaid, except for a proportionate share of any special assessment levied against all units to collect an amount equal to unpaid common and special assessments levied against the unit prior to the time the first mortgagee takes possession thereof.

3. Except as expressly set forth herein the Declaration shall remain in full force and effect in accordance with its terms.

We the undersigned, all of the Unit Owners and the entire Board of Managers of the 1143 Armitage Condominium hereby consent to this Amendment to the Declaration and Bylaws.

IN WITNESS WHEREOF, we have signed this document and cast our votes in favor of this amendment at a duly called meeting of the Board of Managers held on March 10, 1987.

## Unit Owners

Unit 1:

James R. Guttosch  
James R. Guttosch

Karen A. Guttosch  
Karen A. Guttosch

Unit 2:

Bruce Sokol  
Bruce Sokol

Margo Sokol  
Margo Sokol

Coachhouse:

Steven Levinsky  
Steven Levinsky

Denise M. Girardin  
Denise Girardin

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Board of Managers of the 1143 Armitage Condominium:

Bruce Sokol  
Bruce Sokol

Denise Girardin  
Denise Girardin

James R. Guttosch  
James R. Guttosch

This Document Prepared By:

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COOK COUNTY RECORDER

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EXHIBIT "A"

SUB LOT 8 IN HAPGOOD AND OTHERS SUBDIVISION OF LOT 1 AND THE SOUTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 and 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FAO 11-32-313-02 ~~1A~~

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## AFFIDAVIT

I, James R. Guttosch, a member of the 1143 Armitage Condominium Board of Managers, hereby certify as follows:

1. A copy of the First Amendment to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants has been mailed by certified mail to all Mortgagees listed on the attached Schedule on March 16, 1987.

IN WITNESS WHEREOF, I have set my hand and seal this 16  
day of March, 1987.

1143 Armitage Condominium  
Board of Managers

By: James R. Guttosch  
James R. Guttosch

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## SCHEDULE OF MORTGAGEES

Re: 1143 Armitage Condominium

Unit 1:

Owners: James and Karen Guttosch  
Mortgagee: River Forest Bank  
7727 West Lake Street  
River Forest, Illinois 60305

Unit 2:

Owners: Margo and Bruce Sokol  
Mortgagee: Bank of Ravenswood  
1325 West Lawrence Avenue  
Chicago, Illinois 60640

Coachhouse:

Owners: Steven Levinsky and Denise Girardin  
Mortgagee: Country Wide Funding  
155 North Lake  
P.O. Box 7137  
Pasadena, California 91105

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