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FIRST
AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
LINDEN VILLAGE

WHEREAS, the Board of Directors and the Owners of the Linden Village Townhome Association, Inc., an Illinois not for profit corporation, desire to promote and protect the co-operative aspect of ownership and to further enhance and perfect the value, desirability and attractiveness of the property; and

WHEREAS, pursuant to Article XIII, Section 1, of the Declaration of Covenants, Conditions and Restrictions for Linden Village, the Owners retain the right to make amendments to the Declaration of Covenants, Conditions, and Restrictions; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Linden Village, and the By-Laws thereto, were recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on January 31, 1983, as Document Number 26439738 and therein created the Linden Village Townhome Association, granting said Association and Owners certain rights in, over and under the Property and portions thereof, and certain restrictions with respect to the use thereof, which Property is located in the Village of Wilmette, County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto and made a part hereof;

MAIL TO:
NICKOLAS DALLAS
8415 KARLOV AVE.
SKOKIE, IL 60076



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OFFICE OF THE
CLERK OF THE COURT
COURT OF COMMON PLEAS
COLUMBUS, OHIO
1912

The undersigned, Clerk of the Court of Common Pleas for the County of Franklin, Ohio, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the files of the Court.

In testimony whereof, I have hereunto set my hand and the seal of the Court at Columbus, Ohio, this 1st day of July, 1912.

My Commission Expires
at Columbus, Ohio, this 1st day of July, 1912.



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and

WHEREAS, the Board of Directors and the Owners have determined that certain of the insurance requirements and specifications of the Declaration of Covenants, Conditions and Restrictions for Linden Village are unclear and difficult to interpret, and that it is in the best interests of the Association and the Owners to better delineate and define the provisions of Article X (Insurance) of the Declaration of Covenants, Conditions and Restrictions for Linden Village.

NOW, THEREFORE, pursuant to the power reserved in Article XIII, Section 1, of the Declaration of Covenants, Conditions and Restrictions for Linden Village, and the By-Laws thereto, the Board of Directors and the Owners of the Linden Village Townhomes amend the Declaration of Covenants, Conditions and Restrictions in the following respects:

1. Definitions. Terms used herein, if not otherwise defined, shall have the same meanings assigned to them in the Declaration of Covenants, Conditions and Restrictions for Linden Village and the By-Laws thereto.

2. Acquisition of Insurance Coverage. Article X, Insurance, Section 1, Acquisition of Insurance Coverage, of the Declaration

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...the Decision of Government, Conditions and
...the Village and the Village and difficult to
...the best interests of the Association
...and define the provisions of
...the Decision of Government, Conditions
...the Village.

...the power reserved in Article
...the Decision of Government, Conditions and
...the By-Laws thereof, and
...the Village Township
...the Decision of Government, Conditions and Resolutions
...the following:

...Terms used herein, if not otherwise
...the same meaning assigned to them in the
...the Decision of Government, Conditions and Resolutions for
...the Village.
...Article 4, Insurance, of the Decision

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of Covenants, Conditions and Restrictions for Linden Village, is hereby amended to read as follows:

Section 1. Acquisition of Insurance Coverage.
The Board shall acquire as a Common Expense, a policy or policies of insurance insuring the Common Area and the Units against loss or damage from fire, lightning and other hazards contained in the customary fire and extended coverage, vandalism and malicious mischief endorsements for the full insurable replacement value of the Common Area and the Units. Such insurance coverage for the Common Area and Units shall be written in the name of, losses under such policies shall be adjusted by and the proceeds thereof shall be payable to the members of the Board of Directors, as trustees for each of the Unit Owners.

All said policies of insurance (1) shall contain standard mortgage clause endorsements in favor of the mortgagee or mortgagees of each Unit, if any, as their respective interest may appear, (2) shall provide that the insurance, as to the interest of the Board, shall not be invalidated by any act or neglect of any Owner, (3) shall provide that notwithstanding any provision thereof which gives the insurer an election to restore damage in lieu of making a cash settlement therefor, such option shall not be exercisable in the event the Owners elect to sell the Property or remove the Property from the provisions of this Declaration, (4) shall contain an endorsement to the effect that such policy shall not be terminated for nonpayment of premiums without at least ten (10) days' prior written notice to the mortgagee of each Unit, (5) shall contain a clause or endorsement whereby the insurer waives any right to be subrogated to any claim against the Association, its officers, members of the Board, the managing agent, their respective employees and agents and the Owners and Occupants, and (6) shall contain a "Replacement Cost Endorsement". The proceeds of such insurance shall be applied by the Board or agent on behalf of the Board for the reconstruction building or buildings, including the Common Area and Units, or shall otherwise be disposed of, in accordance with the provisions of this Declaration; and the rights of the mortgagee of any Unit under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein

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of such matters as are mentioned in the preceding section, and the provisions of this Act shall apply to such matters as if they were matters of the same nature as those mentioned in the preceding section.

and the provisions of this Act shall apply to such matters as if they were matters of the same nature as those mentioned in the preceding section.

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contained at all times be subject to application of insurance proceeds to reconstruction of the building or buildings, including the Common Area and the Units. The Board may engage the services of and such insurance may be payable to a bank or trust company authorized to do, execute and accept trusts in Illinois to act as insurance trustee, or as Agent or Depository as an alternative to acting as trustee, and to receive and disburse the insurance proceeds resulting from any loss upon such terms as the Board shall determine consistent with the provisions of this Declaration. The fees of such bank or trust company shall be a common expense.

Each Owner shall be responsible for obtaining his own insurance on the contents of his own Unit, his additions and improvements thereto, decorating, furnishing and personal property therein, and personal property stored elsewhere on the property. In addition, in the event an Owner desires to insure against his personal liability and loss or damage by fire or other hazards above and beyond the extent the liability loss or damage is covered by the liability insurance and insurance against loss or damage by fire and such other hazards obtained by the Board for all of the Owners as part of the common expenses, as above provided, said Owner may, at his option and expense, obtain additional insurance.

3. Reconstruction of the Property. The first sentence of Article X, Insurance, Section 2, Reconstruction of the Property, shall be amended to read as follows:

The insurance proceeds shall be applied by the Board on behalf of the Association for the repair, reconstruction or restoration of the Common Area and the Units.

4. Continuation. Except as specifically amended hereby, or by amendments, prior to this date, the original Declaration of Covenants, Conditions and Restrictions for Linden Village, and the By-Laws thereto, shall remain in

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fullforce and effect.

Prepared By:
Nickolas Dallas, P.C., Attorney at Law
8415 Karlov Avenue, Skokie, Illinois 60076
(312) 982-0172

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Justice and Public Safety

and to vendors, S.C.S., Attorney of Law
of Cook County, Illinois, 60000
551-2000 (1981)

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IN WITNESS WHEREOF, the Board of Directors acknowledge that this Amendment was approved by a unanimous vote of the Board and the following Voting Members have signed and acknowledged this Amendment on this 30th day of SEPTEMBER, A.D. 1987.

FOR THE BOARD OF MANAGERS:

Emmett Cleary
Emmett Cleary

Peter Tandrup

Dorothy B. Baach
Dorothy Baach

Douglas Roller
Douglas Roller

Mark W. Weisbard
Mark W. Weisbard

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...the Board of Directors...
...approved by a unanimous vote of the...
...and...
...of...

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[Signature]

[Signature]

BRIDGE

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TOWNHOME UNIT

301 Linden Avenue
Richard Traub

303 Linden Avenue
Mr. and Mrs. Donald MachLachlan

305 Linden Avenue
Mr. and Mrs. Robert Tandrup

307 Linden Avenue
Mr. and Mrs. Shelby S. Hesler

Shelby S. Hesler

309 Linden Avenue
Mr. and Mrs. James W. Anderson

James W. Anderson

311 Linden Avenue
Mark W. Weisbard

Mark W. Weisbard

313 Linden Avenue
Dorothy Baach

Dorothy B. Baach

315 Linden Avenue
Phillip Adams

Phillip Adams

401 Third Street
Mr. and Mrs. Harry Adler

Harry Adler

403 Third Street
Thomas B. Flaherty

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11/11/2011

TOWNHOME UNIT

405 Third Street
Mr. and Mrs. Harold Kimball

Harold M. Kimball

407 Third Street
John Lagedrost

409 Third Street
Virginia P. Jackson

Virginia P. Jackson

411 Third Street
Edrey Elaine Tudor

415 Third Street
Joan Rita Margolis

Joan Rita Margolis

417 Third Street
Tom Bolling

419 Third Street
Joan Rita Margolis

Joan Rita Margolis

421 Third Street
Miriam Rigotti

Miriam Rigotti

423 Third Street
Stan and Debra Barnett

Stan F. Barnett

425 Third Street
Gail A. Devlin

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TOWNHOME UNIT

501 Third Street
Caroline J. Gallagher
Paul Brocksmith

Paul H. Brocksmith

503 Third Street
Ruth Kay Erickson

Ruth Kay Erickson

505 Third Street
Thomas C. Sheffield

507 Third Street
Vincent and Linda Warther

Linda Warther

509 Third Street
Vivian Schurfranz

511 Third Street
Barbara Wiecek

513 Third Street
Mary Wood

Mary B. Wood

515 Third Street
Mindy Simpson

Mindy Simpson

300 Laurel Avenue
Michael Nathan

302 Laurel Avenue
Jennifer and Douglas Roller

Douglas P. Roller

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RECEIVED

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TOWNHOME UNIT

304 Laurel Avenue
Michael F. Donohue

Michael F. Donohue

306 Laurel Avenue
Mr. and Ms. Timothy Yeh

Timothy S. Yeh

308 Laurel Avenue
Chris Morris
Tom Bird

Chi Man

310 Laurel Avenue
Chris Morris
Tom Bird

Chi Man

312 Laurel Avenue
Frances Rosenberg

Frances Rosenberg

314 Laurel Avenue
Emmett Cleary

Emmett Cleary

404 Greenleaf Avenue
George Pabich

George Pabich, Trustee

406 Greenleaf Avenue
Mr. and Mrs. Warren L. Murry

Warren L. Murry

408 Greenleaf Avenue
Robert Pille

Robert H. Pille

410 Greenleaf Avenue
John Vitale

John L. Vitale

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11-11-2011

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Project Director

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Project Director

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Project Director

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Project Director

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APPROPRIATE

TOWNHOME UNIT

412 Greenleaf Avenue
Mr. and Mrs. Robert Taylor

414 Greenleaf Avenue
Marion Cronin

Marion B. Cronin

601 Fourth Street
Gladys Terrill

Gladys D. Terrill

Mark R. McCormick

603 Fourth Street
Mr. and Mrs. Mark McCormick

Mary B. McCormick

605 Fourth Street
Mr. and Mrs. Paul W. Lonergan

P. Lonergan

607 Fourth Street
Mr. and Mrs. Stephan Potter

Stephan Potter

609 Fourth Street
Mr. and Mrs. Earl E. Carrier

Kathryn L. Carrier

611 Fourth Street
J. Hazel Mitchell

J. Hazel Mitchell - 7

600 Fifth Street
Kathleen B. Grilly

Kathleen B. Grilly

602 Fifth Street
Catherine M. Dutton

Catherine M. Dutton

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STATE OF ILLINOIS

County of Cook, Illinois

County of Cook, Illinois

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Handwritten signature

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TOWNHOME UNIT

604 Fifth Street
Mildred Mulvaney

Mildred Mulvaney

606 Fifth Street
Bernice Drozdzik

Bernice Drozdzik

608 Fifth Street
Victorian Peterson

Victorian Peterson

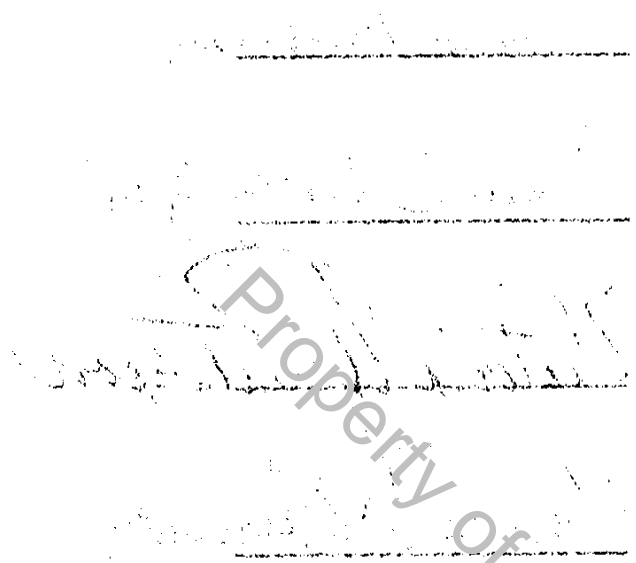
610 Fifth Street
Mr. and Mrs. Charles Eersold

Charles Eersold

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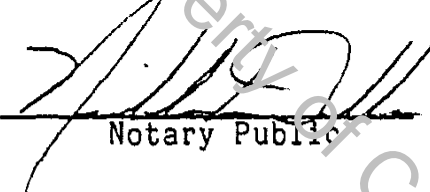
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Nickolas Dallas, a Notary Public in and for Cook County, in the State of Illinois, DO HEREBY CERTIFY that the Board of Managers and the Voting Members of the Linden Village Townhome Association, personally known to me to be the same persons who have subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act.

Signed and Sealed this 30th day of DECEMBER, 1987.



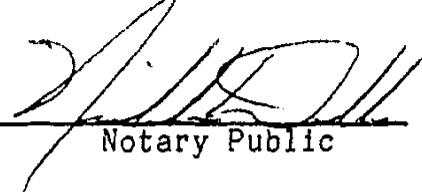
Notary Public

I, Emmet Cleary, President of the Board of Managers of the Linden Village Townhome Association, do hereby certify that I mailed a copy of this Amendment by certified mail to all mortgagees having bona fide liens of record against a unit or ownership, not less than thirty (30) days prior to the date affixed hereto.



Emmet Cleary

Subscribed and Sworn to before me
this 7th day of MARCH, 1988.



Notary Public

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EXHIBIT "A"

05-35-115-050-4071 - 05-35-115-061 TP
CKO

Lots 1 and 2 in Linden-Wilmette Subdivision, being a Subdivision of Lots 1 to 5 both inclusive and all of Lots 22 to 26 both inclusive, in Block 19 in Lake Shore Addition to Wilmette, a Subdivision of the Southeasterly 160 acres of of the North Section of Quilmette Reservation in Township 42 North, Range 13, East of the Thrid Principal Meridian, also the 20 Foot vacated Public Alley Lying South of the adjoining Lots 1 to 5 inclusive, and North of and adjoining Lots 22 to 26 both inclusive in Block 19 in Lake Shore Addition to Wilmette, as aforesaid, also the vacated North 15 Feet of Laurel Avenue South of and adjoining Lots 22 to 26 in Block 19 aforesaid, lying East of the East Right of Way Line of Chicago North Shore and Milwaukee Railroad, according to the Plat thereof registered as Document 1386879, in Cook County, Illinois.

05-35-115-080 4073 - 05-35-115-091-2074
Lots 3 and 4 in Linden-Wilmette Subdivision being a Subdivision of Lots 1 to 5 inclusive, and all of Lots 22 to 26 both inclusive in Block 19 in Lakeshore Addition to Wilmette, a Subdivision of the Southeasterly 160 acres of the North Section of Quilmette Reservation of Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois also the 20 Foot vacated Public Alley lying South of and adjoining Lots 1 to 5 both inclusive and North of and adjoining Lots 22 to 26 both inclusive, in Block 19 in Lake Shore Addition to Wilmette, as aforesaid, also the vacated North 15 Feet of Laurel Avenue South of and adjoining Lots 22 to 26 in Block 19 aforesaid, lying East of the East Right of Way Line of the Chicago North Shore Milwaukee Railroad according to the Plat thereof registered as Document LR 1386879, in Cook County, Illinois.

The West 40 Feet of Lot 7 and all of Lot 8 in Block 6 in Lake Shore Addition to Wilmette a Subdivision of the Southeasterly 160 acres of the North Section of Quilmette Reservation, in Cook County, Illinois.

05-35-107-021 TP ALL C C
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Lot. 1 in the Resubdivision of Lots 24, 25 and 26 in Block 14 in Lake Shore Addition to Wilmette, a Subdivision of the Southeasterly 160 acres of the North Section of Quilmette Reservation, in Cook County, Illinois.

05-35-111-007 C C
Lots 1 and 2 in Greenleaf Street Corporation Subdivision, a Subdivision of Lots 1, 2, 3 and 4 in Block 6 in Lake Shore Addition of Wilmette being a Subdivision of the Southeasterly 160.0 acres of the North Section of Quilmette Reservation, in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, as Document 1459191.

05-35-107-058 TP ALL
C H O

