

71-61-055  
D-3

TO DECLARATION OF CONDOMINIUM OWNERSHIP  
AND  
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS  
ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP  
OF PREMISES AT  
6426 AND 6432 NORTH RIDGE AVENUE  
CHICAGO, ILLINOIS

FOR  
THE RIDGE VILLAGE CONDOMINIUMS

THIS AMENDMENT is made by RIDGE VILLAGE DEVELOPMENT CORP. the acting Board of Directors of the RIDGE VILLAGE CONDOMINIUM ASSOCIATION (the "Board").

RECITALS

MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, not personally, but as Trustee under Trust Agreement dated April 17, 1985, and known as Trust Number 4380, recorded the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants Establishing a Plan for Condominium Ownership of Premises at 6426 and 6432 N. Ridge Ave., Chicago, Illinois for the Ridge Village Condominiums (the "Declaration") in the Office of the Recorder of Deeds of Cook County, Illinois, on December 18, 1985 as Document Number 85329269.

Section 9.02 of Article IX provides that the Declaration may be amended by an Instrument, in writing, signed by all of the members of the Board with the consent of unit owners representing at least 3/4ths of the percentage interest in the condominium elements as set forth in Exhibit "D" to the Declaration as amended from time to time.

Pursuant to the power reserved in Section 9.02 of Article IX, the Board hereby amends the Declaration as follows:

1. Section 2.01 (a) of Article II is amended by changing Exhibit B attached to the Declaration to Exhibit B attached hereto and made a part hereof.
2. Section 2.01 (b) of Article II is amended by deleting the first part of the first sentence "Except as provided in Section 2.01 (c)" and capitalizing the N in the word "nothing".
3. Section 2.01 (c) of Article II is hereby deleted in its entirety.
4. Section 2.04 of Article II is hereby restated to read as follows:

2.04 RIGHTS TO USE THE UNCONVERTED AREA AND COMMON ELEMENTS

In addition to the easements granted in Section 2.08, each person at any time having an interest or estate in the Condominium Property of the Unconverted Area shall have the right to use and enjoy all walkways, landscapable areas, driveways and parking areas subject to the provisions of Section 2.14 which are now or hereafter located on the Unconverted Area or the Common Elements, subject to reasonable rules and regulations adopted by any of the Unconverted Area Owners or the Association from time to time. All adopted rules shall be furnished to the Association or Unconverted Area Owners as the case may be.

5. Section 2.08 of Article II is amended to add after the word "Developer" the phrase "and the Unconverted Area Owners or persons occupying the Unconverted Area".
6. Section 6.12 of Article VI is amended by deleting the first part of the first sentence to wit: "To the extent possible and where economies of scale may be realized" and capitalizing the "T" in the word "the" and eliminating the word "Cooperate".

PREPARED BY AND MAIL TO: Stephen Richek, 20 N. Clark St., Chicago, IL 60602

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P.N.# 11-31-401-096-1001 THROUGH 1072

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- 7. Exhibit "C", Sheet 1 attached to the Declaration is substituted by the survey attached hereto as Exhibit "C", Sheet 1.
- 8. Except as specifically amended hereby the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed by all of the members of the Board on May 20, 1988.

Ridge Village Development Corp.

By: Judith L. Gospodarek  
President

Attest: Julie Decker  
Secretary

### CERTIFICATE OF SECRETARY

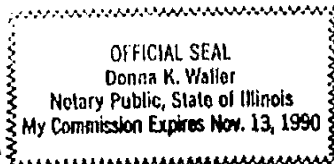
The undersigned hereby certifies that she is the Secretary of Ridge Village Development Corp. and that in accordance with Section 9.02 of Article IX of the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants establishing a Plan for Condominium Ownership of Premises at 6426 and 6432 North Ridge, Chicago, Illinois for the Ridge Village Condominiums, the foregoing amendment has been agreed to by Unit Owners having at least 3/4ths of the percentage interest in the Common Elements.

Dated: 5/20/88  
Julie Decker  
Secretary

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

I, DONNA K. WALLER, a Notary Public in and for said County and State, do hereby certify that Judith Gospodarek and Julie Decker, being all of the members of the Board of Directors of the Ridge Village Development Corp., appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of May, 1988.

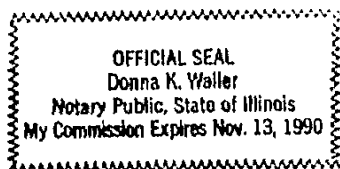


Donna K. Waller

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

I, DONNA K. WALLER, a Notary Public in and for said County and State, do hereby certify that Julie Decker, Secretary of the Ridge Village Development Corp., appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of May, 1988.



Donna K. Waller

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## CONSENT AND JOINDER

The undersigned hereby consents and joins in this First Amendment for the purpose of submitting to the Condominium Property Act of the State of Illinois the part of Exhibit "B" attached hereto and made a part hereof not previously submitted to the provisions of the Condominium Property Act of the State of Illinois by the Declaration recorded as document number 85329269.

Michigan Avenue National Bank of Chicago as Trustee under a Trust Agreement dated April 17, 1985 and known as Trust No. 4380.

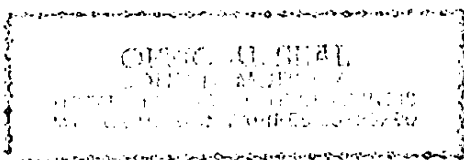
By: *Robert Lopardo*  
VICE PRESIDENT

ATTEST: *Nancy Rodighiero*  
ASSISTANT SECRETARY

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

I, *John B. Murphy*, a Notary Public in and for said County and State, do hereby certify that ROBERT LOPARDO, the ~~Assistant~~ Vice President of Michigan Avenue National Bank of Chicago, and NANCY RODICHIERO, Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Assistant~~ Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of May 1988.



*John B. Murphy*

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## CONSENT OF MORTGAGEE

The Pioneer Bank & Trust Company, as holder of a certain mortgage encumbering of the Development Area Recorded as document no. 27526870, hereby consents to the Recording of this First Amendment to Declaration and agrees that its mortgage and note is subject to the provision of this First Amendment to Declaration.

IN WITNESS WHEREOF, The Pioneer Bank & Trust Company has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois on this 20th day of May, 1988.

PIONEER BANK & TRUST COMPANY

By: \_\_\_\_\_

John Sull  
Vice President

ATTEST:

Stephen J. Barratt  
Vice President

STATE OF ILLINOIS )  
COUNTY OF COOK )

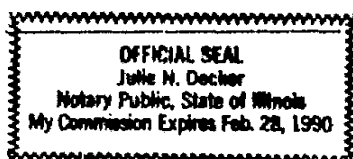
I, JULIE N. DECKER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Sull, Vice President and Stephen J. Barratt, Vice President, whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of the Vice President and Vice President of The Pioneer Bank & Trust Company.

GIVEN under my hand and notarial seal, this 20th day of May, 1988.

Julie N. Decker

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My Commission Expires:



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COOK COUNTY CLERK  
JAN 10 2010  
1000 N. LAKE ST. CHICAGO, IL 60611



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EXHIBIT B TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
RIDGE VILLAGE CONDOMINIUMS

The Parcel

THAT PART OF LOTS 3 AND 4 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 3, SAID POINT BEING 272.0 FEET EAST OF THE WEST LINE OF LOT 3; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 3, 101.30 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3, 30.40 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 3, 1.26 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3, 30.15 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOTS 3 AND 4, 36.0 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE TO THE NORTH LINE OF LOT 3; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN CIRCUIT COURT PARTITION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6426 + 6432 N Ridge  
Chicago, IL 60626

COOK COUNTY, ILLINOIS  
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