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FIRST AMENDMENT TO BY-LAWS

OF

DICKENS POINTE CONDOMINIUM ASSOCIATION

This First Amendment to By-Laws of Dickens Pointe Condominium Association is made as of the 1st day of June, 1988.

W I T N E S S E T H:

WHEREAS, certain real estate located in the City of Chicago and legally described on Exhibit A attached hereto and hereby made a part hereof was submitted to the Condominium Property Act of Illinois by recording a Declaration of Condominium (the "Declaration") with the Recorder of Deeds of Cook County, Illinois, as Document No. 88055099, as amended by Document No. 88081407; and

WHEREAS, Exhibit C to the Declaration sets forth the By-Laws ("By-Laws") of the Dickens Pointe Condominium Association, an unincorporated association (the "Association"); and

WHEREAS, after proper notice, a special meeting of the Association was held on May 26, 1988. Said meeting was subsequently adjourned and was reconvened on June 1, 1988, at which time a quorum was present; and

This instrument prepared by: Lawrence J. Moss, D'Ancona & Pflaum, 30 North LaSalle Street, Chicago, Illinois 60602.

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WHEREAS, at said meeting more than 66 2/3% of all of the members present at such meeting in person or by proxy voted affirmatively to amend the By-Laws as set forth below.

NOW, THEREFORE, the By-Laws of the Association are amended as follows:

1. Subparagraph (c) of Section 3 of Article VI is deleted, and the following inserted:

"(c) Landscaping, gardening, snow removal, painting, cleaning, tuckpointing, decorating, repair and replacement of the Common Elements (but not including the Limited Common Elements (including without limitation the heating and air conditioning system serving each unit) not visible from the exterior of the Building which the Unit Owners enjoying the use thereof shall paint, clean, decorate, maintain and repair) and such furnishings and equipment for the Common Elements as the Association shall determine are necessary and proper, and the Association shall have the exclusive right and duty to acquire the same for the Common Elements. Anything in the foregoing to the contrary notwithstanding, the Association shall be responsible for the repair and replacement (and cleaning of the exterior surfaces) of all windows and doors, and for the repair and replacement of the roof over any Unit, including any Unit with a roof deck, provided that where the need for repair or replacement is due to the act or omission of a Unit Owner, guest, occupant, family member or pet, or is due to the construction, existence or use of a roof deck, the Association shall charge the Unit Owner for the cost of such repair or replacement."

2. Except as amended hereby, the By-Laws remain in full force and effect.

DICKENS POINTE CONDOMINIUM
ASSOCIATION

By: 
Richard Sova, President

Attest:

By: 
Susanne Tauke, Secretary

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AFFIDAVIT

RICHARD SOVA, being first duly sworn, on oath deposes and states as follows:

1. I am the President of the Dickens Pointe Condominium Association, an unincorporated association ("Association").

2. A special meeting of the members of the Association was held on May 25, 1988, proper notice having been timely served and a quorum being present. Said meeting was adjourned and was reconvened on June 1, 1988, at which time a quorum was present.

3. At said June 1 meeting more than 66-2/3% of all of the members present at said meeting in person or by proxy voted in favor of the Amendment to the By-Laws of the Association to which this Affidavit is attached.

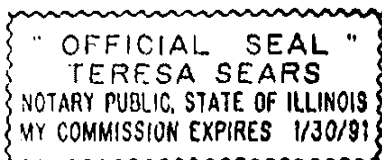
FURTHER AFFIANT SAYETH NOT.



Richard Sovo

Subscribed and Sworn to
before me this 27th day
of June, 1988.


Notary Public



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, *Teresa Sears*, a Notary Public in and for said County and State, do hereby certify that RICHARD SOVA and SUSANNE TAUKE, President and Secretary, respectively, of DICKENS POINTE CONDOMINIUM ASSOCIATION, an unincorporated association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, 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 association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9TH day of June, 1988.

Teresa Sears
Notary Public

My Commission Expires:

1/30/91



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EXHIBIT A

DEPT-01 RECORDING \$15.00
T#2222 TRAN 6493 06/14/88 11:21:00
#5452 # B * -88-257711
COOK COUNTY RECORDER

A PARCEL OF LAND COMPRISING PARTS OF LOTS 3, 4, 5, 6 AND THE NORTHEASTERLY 1/2 OF THE ALLEY, SOUTH AND ADJOINING SAID LOTS, ALL IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO SAID PARCEL OF LAND COMPRISES LOTS 14, 15, 16, 17, AND PART OF LOTS 22 THROUGH 25, AND ALL OF LOTS 18 THROUGH 21 INCLUSIVE, IN THE SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29 ALSO LOTS 1 AND 2 IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID; ALL OF THE ABOVE LOTS AND ALLEY BEING TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 14 IN THE SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29, AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 96.90 FEET; THENCE SOUTHEASTERLY 27.38 FEET TO A POINT 19.30 FEET SOUTH OF THE FIRST DESCRIBED LINE EXTENDED EAST TO SAID POINT IN THE EAST LINE, AS EXTENDED NORTH, OF THE 16 FOOT ALLEY AS LAID OUT IN THE SUBDIVISION OF THE WEST 2 ACRES OF SAID BLOCK 29; THENCE SOUTH ALONG THE EAST LINE OF SAID 16 FOOT ALLEY, AS EXTENDED NORTH, A DISTANCE OF 86.06 FEET, MORE OR LESS, TO THE CENTER LINE OF A 30 FOOT ALLEY AS LAID OUT IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF SAID BLOCK 29; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID 30 FOOT ALLEY, A DISTANCE OF 70.94 FEET TO A LINE THAT IS 50 FEET DUE EAST OF AND PARALLEL TO THE EAST LINE OF THE AFOREMENTIONED 16 FOOT ALLEY; THENCE NORTH ALONG SAID LINE EXTENDED, WHICH IS 50 FEET DUE EAST OF AND PARALLEL TO THE EAST LINE OF SAID 16 FOOT ALLEY, A DISTANCE OF 184.43 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH LINCOLN AVENUE, TO THE EAST LINE OF NORTH CLEVELAND AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH CLEVELAND AVENUE, TO THE POINT OF BEGINNING; ALSO, THE SOUTHERLY ONE-HALF OF THAT PART OF THE 30 FOOT PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 AND 2, LYING EAST OF THE WEST LINE OF SAID LOT 1, EXTENDED NORTH, AND LYING WEST OF THE EAST LINE OF SAID LOT 2 EXTENDED NORTH, ALL IN JOHN COSTELLO'S SUBDIVISION OF LOTS 23 TO 26 INCLUSIVE, IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK IN THE STATE OF ILLINOIS.

P.I.N. 14-33-131-042
14-33-131-044
14-33-131-013

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