

DEC 30 1991

SPECIAL AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR CHATHAM EAST CONDOMINIUM

91687832

This Special Amendment made and entered into by PARKWAY BANK AND TRUST, a ~~trust~~ Banking Corporation, Trustee under Trust Agreement dated March 8, 1991 and herein as Trust No. 9949 (hereinafter referred to as "Trustee").

*ILLINOIS

W I T N E S S E T H

Whereas, there was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 91547050, the Declaration of Condominium for Chatham East Condominium for the following described real estate in the County of Cook, State of Illinois:

That part of Lot 7 described as follows: - Commencing at the northeast corner of Lot 7, thence north 89 degrees 48 minutes 53 seconds west along the north line of lot 7, 389.13 feet; thence south 26 degrees 45 minutes 27 seconds east, 14.85 feet to the point of beginning of the property intended to be described; thence south 26 degree 45 minutes 27 seconds east, 98.84 feet; thence south 63 degree 14 minutes 33 seconds west, 137.0 feet; thence north 26 degree 45 minutes 27 seconds west, 98.84 feet; thence north 63 degree 14 minutes 33 seconds east, 137.0 feet to the point of beginning, in Chatham Subdivision Unit no. 2 recorded August 18, 1982 as document no. 26325320 being a subdivision of part of the south half of section 5, township 42 north, range 11, east of the third principal meridian, in Cook County, Illinois.

Whereas, Article XXIII, Section 23.07 of the Declaration reserves the right to the Developer and/or the Trustee to record a Special Amendment to the Declaration at any time which amends the Declaration to comply with requirements of the Federal National Mortgage Association "FNMA" to induce such agency to make, purchase, sell, insure, or guarantee first mortgages covering unit ownerships;

Whereas, the Federal National Mortgage Association has requested certain amendments to the Declaration in accordance with the foregoing;

Now, Therefore, the Declaration of Condominium for the Chatham East Condominium Common Area Association recorded in the Office of the Recorder of Deeds of Cook County, as Document No. 91547050 be and is hereby amended as follows:

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a. Article I Definitions Add Section 1.26 to read as follows:

1.26 Mortgage Holder - The holder, insurer or guarantor of any First mortgage that is secured by a unit in the Condominium.

b. Article V Insurance Section 5.01, paragraph 3. Add at beginning of paragraph.

The Board shall act as attorney-in-fact as agent for the unit owners.

c. Article XVII Assessments. Section 4. Maintenance Charge. Add at end of paragraph.

Developer shall make such contribution for each unsold unit at time of turnover of the Association. The reserve may not be utilized by the Developer prior to turnover.

d. Article XIX Remedies. Add at end of paragraph.

Any unit owner shall have a right of action against any other unit owner or the Board to enforce the provisions of the Declaration, Bylaws, or Amendments thereto.

e. Article XXIII. General Provisions. Section 23.06 Amendment. Add after word changed on second line, terminated.

f. Section 23.16 Add-on Condominium. Fourth line. Capitalize letter A in amendment.

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IN WITNESS WHEREOF, PARKWAY BANK AND TRUST COMPANY, aforesaid and not personally has caused its corporate seal to be affixed hereunto, and has caused its name to be signed by those present by its Asst. Trust Officer _____ and attested by its Asst. Vice President this 27th day of December, 1991.

BY:

JoAnn Kubinski
Asst. Trust Officer, JoAnn Kubinski

ATTEST:

Joan M. Schwartz
Asst. Vice Pres. Joan M. Schwartz

Subscribed and sworn before me this 27 day of December

Gloria Wielgos
Notary Public

This Agreement is signed by Parkway Bank & Trust Co., not individually but solely as Trustee under a Trust Agreement known as Trust No. 9141. Said Trust Agreement hereby made in Cook County, Illinois, on _____, 1991, which may be amended, modified, or terminated in whole or in part by any instrument in writing, and the validity of which shall not be affected by the death, disability, resignation, or removal of any Trustee or the resignation or removal of any Trustee or the resignation or removal of any Trustee or the resignation or removal of any Trustee.



CONSENT OF MORTGAGEE

Parkway Bank & Trust Co., holder of a mortgage on the property, dated May 18, 1991, 1991, and recorded May 22, 1991, 1991, as Document No. 91244167, hereby consents to the execution and recording of the within special Amendment to Declaration.

IN WITNESS WHEREOF, the said Parkway Bank & Trust Co., has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Harwood Heights, Illinois, on this 27 day of December, 1991.

BY:

Annella A. Patey

ATTEST:

Heath Kovatsis *s/v*

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