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THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR GROVE TERRACE CONDOMINIUM 475

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR GROVE TERRACE CONDOMINIUM made and entered into this first day of August, 1990.

91050175

RECITALS:

FEB 1 1991

A. WHEREAS, by a Declaration of Condominium (hereafter referred to as the "Declaration") recorded in the office of the Recorder of Deeds of Cook County, Illinois as document 88401631 the real estate legally described on Exhibit "A" attached hereto was submitted to the provisions of the Illinois Condominium Property Act (the "Act"); and

B. WHEREAS, Article XXI of the Declaration provides for the amendment of the Declaration in accordance with the terms of said Article by an instrument setting forth such amendment signed by Voting Members having at least three-fourths (3/4ths) of the total vote, and certified by the Secretary of the Board of Directors of Grove Terrace Condominium Association with the Board and

C. WHEREAS, Voting Members having at least three-fourths (3/4ths) of the total vote have executed this Amendment for the purposes therein set forth, and said execution has been certified by the Secretary of the Board.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Paragraph 9.02 of Article IX is amended by replacing its present language entirely with the following:

"9.02 Limits on Lease Terms. Notwithstanding anything to the contrary contained in the Declaration or By-Laws, no unit may be leased to others for any purpose, except that the foregoing prohibition shall not impair or adversely affect: (i) any Unit lease in existence on the effective date of the Third Amendment to this Declaration or any extension or renewal of such existing lease for a term which expires on or before May 1, 1992; or (ii) any Unit lease for a term which expires on or before May 1, 1992, which may be hereafter executed by an existing Unit Owner who, prior to the execution of such lease, occupied the leased unit as his principal place of residence. In addition, if the Board in its sole judgement (which shall not be subject to question) shall determine that prohibiting the leasing of a Unit would result in a hardship to the Owner of such Unit, the Board may authorize such Owner to lease such Unit pursuant to this subsection 9.02 for a term of one (1) year."

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

91050175

James P. [Signature]
1/29/91

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Notary Public
My Commission Expires Oct. 9, 1991

RECORDING FEE \$ 29⁰⁰ 22⁰⁰ + MacJ
DATE 2-1-91 COPIES 6
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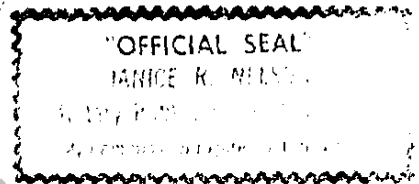
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR GROVE TERRACE CONDOMINIUM

CERTIFICATION BY SECRETARY OF THE BOARD OF DIRECTORS:

I, Leonard Blatt, Secretary of the Board of Directors of Grove Terrace Condominium, do hereby certify that the attached THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR GROVE TERRACE CONDOMINIUM has been duly approved and signed by Voting Members having at least three-fourths of the total vote, and that all Mortgagees have been notified by certified mail of the adoption this Amendment.

Leonard Blatt

Leonard Blatt, Secretary



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D. BERKOWITZ
350 E. DUNDAS RD
310
BUFFALO GROVE, IL 60089

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THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR GROVE TERRACE CONDOMINIUM

LaSALLE NATIONAL TRUST N.A. Successor Trustee to

THIS THIRD AMENDMENT TO DECLARATION made and entered into by LaSALLE NATIONAL BANK, a national banking association (the "Trustee"), not individually, but solely as Trustee under two Trust Agreements, respectively dated October 1, 1987, and known as Trust No. 112748 (hereinafter referred to as "Trust One"), and Trust Agreement dated January 1, 1988, and known as Trust No. 112928 (hereinafter referred to as "Trust Two") (collectively Trust One and Trust Two referred to as the "Existing Trustees") and BUFFALO GROVE ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership (the "Developer").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership made by LaSalle National Bank, as Trustee under Trust Agreement dated January 10, 1979 and known as Trust No. 10-34870-09 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 88401631 and amended by First and Second Amendments, respectively, recorded in said Recorder's Office as Documents 89004135 and 89136293 (the Declaration as amended being hereinafter referred to as the "Declaration") certain real estate described in Exhibit A attached hereto and incorporated by references herein was submitted to the provisions of the Illinois Condominium Property Act, as amended from time to time (the "Act"); and

WHEREAS, portions of the Additional Land (as defined in the Declaration) were subject to different taxing districts.

WHEREAS, the Act requires that a condominium unit shall be subject only to those tax rates for the taxing district in which such condominium unit is actually located.

WHEREAS, in order to enable the Cook County Clerk to place the Units (as defined in the Declaration) on the Cook County tax rolls, it is necessary to amend Exhibit "C" to the Declaration to reflect the percentage of those portions of certain Units falling within different taxing districts.

WHEREAS, it is now desired to amend the Declaration to enable the Cook County Clerk to place the Units located on the original Additional Land on the tax rolls.

WHEREAS, the Declaration reserves to the Trustees now existing and the Developer the right to amend the Declaration by recording a special amendment to conform the Declaration with the requirements of the Act and specifically reserves the right to amend Exhibit C to the Developer.

NOW THEREFORE, the existing Trustees and the Developer do hereby amend the Declaration as follows:

1. Exhibit "C" as attached to the Declaration, as subsequently amended, is hereby further amended by deleting said Exhibit "C" and substituting therefor Exhibit "C" which is attached hereto and made a part hereof.

2. Except as expressly amended hereby, the Declaration shall remain in full force and effect in accordance with its terms.

3. This instrument is executed by Buffalo Grove Associates Limited Partnership in the exercise of the power and authority conferred upon and rested in it as Developer pursuant to the Declaration. It is expressly understood and agreed that nothing herein contained shall be construed as creating any personal liability on the Developer or any of its general or limited partners by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

LaSALLE NATIONAL TRUST N.A. Successor Trustee to

4. This instrument is executed by LaSALLE NATIONAL BANK, not personally, but solely as Trustee under the two Trust Agreements aforesaid, in the exercise of the power

940300775

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THAT PART OF LOT 1 IN GROVE TERRACE SUBDIVISION OF THE SOUTH 275 FEET OF THE WEST 1100 FEET OF THE EAST 1370.22 FEET OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST LINE OF BUILDING BLOCK 3 EXTENDED NORTH AND SOUTH TO THE NORTH AND SOUTH LINE OF SAID LOT 1 IN COOK COUNTY, ILLINOIS. (PHASE I)

LOT 1 IN GROVE TERRACE SUBDIVISION, A SUBDIVISION OF THE SOUTH 275.0 FEET OF THE WEST 1100.0 FEET OF THE EAST 1370.22 FEET OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION FILED FOR RECORD ON OCTOBER 5, 1987 AS DOCUMENT NO. 87541520, AS AMENDED BY CERTIFICATE OF CORRECTION FILED FOR RECORD ON DECEMBER 29, 1987 AS DOCUMENT NO. 87678573, EXCEPT THAT PART LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 335.36 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE WHICH IS 337.19 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; AND EXCEPT THAT PART LYING EAST OF THE WEST LINE OF BUILDING BLOCK 3, EXTENDED NORTH AND SOUTH TO THE NORTH AND SOUTH LINES OF SAID LOT 1 (PHASE II)

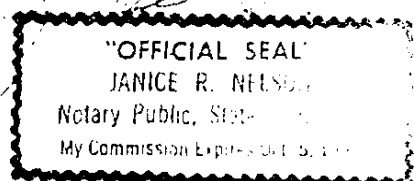
THAT PART OF LOT 1 IN GROVE TERRACE SUBDIVISION, A SUBDIVISION OF THE SOUTH 275.0 FEET OF THE WEST 1100.0 FEET OF THE EAST 1370.22 FEET OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION FILED FOR RECORD ON OCTOBER 5, 1987 AS DOCUMENT 87541520, AS AMENDED BY A CERTIFICATE OF CORRECTION FILED FOR RECORD ON DECEMBER 29, 1987 AS DOCUMENT NO. 87678573, LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 335.36 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE WHICH IS 337.19 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1. (PHASE III)

P.I.N. 03-04-400-024-0000

03-04-400-029-0000

03-04-400-025-0000

Exhibit "A"



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Third. Amendment to Declaration of Condominium For Grove Terrace Condominium Association

Signatures of Consenting Owners

<u>NAME</u>	<u>BLDG. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF UNDIVIDED OWNERSHIP INTEREST</u>
<u><i>m of [unclear]</i></u>	350	301	1.1333%
<u><i>Jeanette Helton</i></u>	350	302 ^{2.}	.8933%
<u><i>Howard [unclear]</i></u>	350	303	1.0233%
<u><i>Richard [unclear]</i></u>	350	304	.9233%
<u><i>Hioko Yamaguchi</i></u>	350	305	.7067%
<u><i>David Fielet</i></u>	350	307	1.1800%
<u><i>Janet Murray</i></u>	350	308	.7267%
<u>NO</u>	350	309	.9233%
<u><i>Don Berkman</i></u>	350	310	1.0233%
<u><i>Ling Spitzer</i></u>	350	401	1.1400%
<u><i>Sylvia Schwartz</i></u>	350	402	.9000%
<u><i>Marie Laafman</i></u>	350	403	1.0300%
<u>NO</u>	350	404	.9300%
<u>NO</u>	350	405	.7133%
<u><i>Beeth & Harry Krutz</i></u> ^(CREITER)	350	407 ^{OK}	1.1933%
<u><i>Lena Rubin</i></u>	350	408 ^{2.}	.7300%
<u>NO</u>	350	409	.9300%
<u><i>Maxine Ginsberg</i></u>	350	410	1.0299%

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Third Amendment to Declaration of Condominium For Grove Terrace Condominium Association

Signatures of Consenting Owners

<u>NAME</u>	<u>BLDG. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF UNDIVIDED OWNERSHIP INTEREST</u>
<u>Bernice Bauer</u>	<u>400</u>	<u>103</u>	<u>.9834%</u>
<u>Martin Metzger</u>	<u>400</u>	<u>104</u>	<u>.9300%</u>
<u>Harold Green</u>	<u>400</u>	<u>105</u>	<u>.7234%</u>
<u>Blair B. Shickson</u>	<u>400</u>	<u>107</u>	<u>1.1933%</u>
<u>William Kerol</u>	<u>400</u>	<u>108</u>	<u>.7434%</u>
<u>400</u>	<u>400</u>	<u>109</u>	<u>.9300%</u>
<u>Howard Blott</u>	<u>400</u>	<u>110</u>	<u>.9233%</u>
<u>Sheldon J. Forster</u>	<u>400</u>	<u>111</u>	<u>.8967%</u>
<u>Lorraine Lubinsky</u>	<u>400</u>	<u>201</u>	<u>.6533%</u>
<u>Corynne Gustafson</u>	<u>400</u>	<u>202</u>	<u>.7833%</u>
<u>Rayn Kaper</u>	<u>400</u>	<u>203</u>	<u>.9300%</u>
<u>Jerome Drazner</u>	<u>400</u>	<u>204</u>	<u>.9300%</u>
<u>Anna S. Carstensen</u>	<u>400</u>	<u>205</u>	<u>.7233%</u>
<u>Carl Schmitt</u>	<u>400</u>	<u>207</u>	<u>1.1933%</u>
<u>Celia Greger</u>	<u>400</u>	<u>208</u>	<u>.7433%</u>
<u>Samuel France</u>	<u>400</u>	<u>209</u>	<u>.9300%</u>
<u>Harold Weinstein</u>	<u>400</u>	<u>210</u>	<u>.9300%</u>
<u>Henry Friedman</u>	<u>400</u>	<u>211</u>	<u>.7833%</u>

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Third Amendment to Declaration of Condominium For Grove Terrace Condominium Association

Signatures of Consenting Owners

<u>NAME</u>	<u>BLDG. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF UNDIVIDED OWNERSHIP INTEREST</u>
	400	301	.6600%
<u>Janice Koberg</u>	400	302	.7900%
<u>Shirley [Signature]</u>	400	303	.9367%
	400	304	.9367%
	400	305	.7300%
<u>Janice Zest</u>	400	307	1.2033%
<u>Beverly Wolff</u>	400	308	.7500%
	400	309	.9367%
	400	310	.9367%
<u>M. Lerner</u>	400	311	.7900%
<u>S. Brody</u>	400	401	.6667%
<u>Myron Brown</u>	400	402	.7967%
<u>Janey Goffe</u>	400	403	.9433%
<u>Adam Goffe</u>	400	404	.9433%
<u>Alice Kirsch</u>	400	405	.7367%
<u>[Signature]</u>	400	407	1.2133%
	400	408	.7567%
<u>Bennett L. Hens</u>	400	409	.9433%

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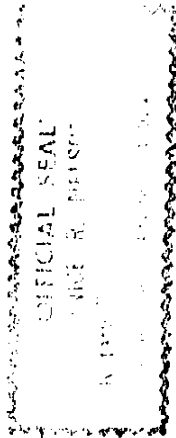
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Third Amendment to Declaration of Condominium | Fox Grove Terrace Condominium Association

Signatures of Consenting Owners

<u>NAME</u>	<u>BLDG. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF UNDIVIDED OWNERSHIP INTEREST</u>
<u>Helen Rappaport</u>	<u>400</u>	<u>410</u>	<u>.9433%</u>
<u>Alice Levine</u>	<u>400</u>	<u>411</u>	<u>.7967%</u>
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Helen Rappaport
Alice Levine
1/29/19

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Third Amendment to Declaration of Condominium For Grove Terrace Condominium Association

Signatures of Consenting Owners

<u>NAME</u>	<u>BLDG. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF UNDIVIDED OWNERSHIP INTEREST</u>
<u>Frederic Siegel</u>	300	101	.8500%
<u>Nancy Cooper</u>	300	102	.4101%
_____	300	103 ✓	1.0067%
_____	300	104 ✓	.9433%
<u>Harold Kiser</u>	300	105	.6900%
<u>William Kim</u>	300	107	1.2133%
<u>Jerome Friedman</u>	300	108	.7100%
<u>Jerry Larkin</u>	300	109	.9433%
_____	300	110 ✓	1.0067%
<u>John H. Hopper</u>	300	201	1.1167%
<u>Leslie Koller</u>	300	202	.8800%
<u>Donald Wheat</u>	300	203	1.0133%
<u>Paul E. Cohen</u>	300	204	.9433%
<u>Marcia & Merkin</u>	300	205 ✓	.6800%
_____	300	207 ✓ N.S.	1.1933%
<u>Robert Yashin</u>	300	208	.6967%
<u>Wallace Miller</u>	300	209	.9333%
<u>Ante Manoj</u>	300	210	1.0133%

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FILED
16/1/19

Signature of _____
 16/1/19
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