

# UNOFFICIAL COPY

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FIRST AMENDMENT TO DECLARATION OF TOWNHOME COVENANTS  
FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY  
ON JANUARY 4, 1973 AS DOCUMENT NUMBER 22176857

This Amendment to Declaration is made and entered into this  
22 day of July, 1991, by the legal title  
holders for the following described real estate:

Lot 3 in Maple Crest Subdivision, a Subdivision of part  
of the North East quarter of Section 34, Township 42  
North, Range 11, East of the Third Principal Meridian,  
all in Cook County, Illinois.

P.I.N.:

COMMON ADDRESS:

613 N. Maple Court

92430288

This Amendment is intended to supplement the Declaration  
recorded in the Office of the Recorder of Deeds of Cook County as  
Document Number 22176857 on January 4, 1973:

DEPT-01 RECORDING \$35.00

T#3333 TRAN 7341 06/16/92 09:20:00

WITNESSETH. : #9894 + C \*-92-430288

COOK COUNTY RECORDER

WHEREAS, certain parcels of real estate intended as dwelling  
parcels, developed with "townhouse" type dwellings and appurtenant  
amenities, were sold by the developer as single family private  
residences; and

WHEREAS, a certain Declaration was recorded, subjecting the  
individual parcels to the rights, easements, burdens, uses and  
privileges as set forth therein; and

WHEREAS, the successors to American National Bank & Trust Co.  
of Chicago, a national banking association, as Trustee under Trust  
Agreement dated February 10, 1972 and known as Trust No. 76493 (  
"Declarant"), the purchasers and record title owners of all

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dwelling are desirous of creating a homeowner's association to enforce the terms and conditions of the Declaration, as well as provide for essential services; and

WHEREAS, the successors to Declarant are desirous of creating a homeowner's association as a mechanism for the administration and maintenance of the "townhouse dwellings" and amenities.

NOW, THEREFORE, the successors to Declarant for the purposes set forth below, do hereby declare that the Declaration be and is hereby amended as follows:

1. That the undersigned owners do hereby recognize and accept the "MAPLECREST HOMEOWNERS ASSOCIATION" to carry out the functions of administration and maintenance and all other legal purposes commonly associated with a common interest community. Each dwelling parcel owner shall be a member of the Association. An initial Board of Directors was nominated and elected by the successor in interest to the Developer. The Successor Board shall continue to operate in this capacity until its successors are elected and qualified under the By-Laws to be adopted.
2. That the Maplecrest Homeowners Association shall operate as an Illinois not-for-profit corporation and be subject to all of the terms and conditions of the Illinois General Not For Profit Corporation Act. The Association, by and through a Board of Directors duly constituted, shall from time to time adopt By-Laws in accordance with this Act. The Articles of Incorporation, Minutes, By-Laws, and Amendments currently in effect are hereby ratified and approved.
3. That in order to carry out the functions of the Association and continue providing essential services such as snow removal, refuse pickup, general maintenance, etc., concerning the easements for recreational areas, ingress and egress, driveways and other land used in common as designated on Exhibits 1 and 2 of the original Declaration, each year at least 10 but not more than 30 days prior to the adoption thereof, the Association, by

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and through its duly elected Board of Directors, shall prepare and distribute to all owners a detailed proposed annual budget, setting forth the total amount necessary to pay the costs of all wages, materials, insurance, services and supplies and all anticipated common expenses including reasonable reserves for contingencies. Any such assessments shall constitute a lien against the interest of any parcel owner separately assessed, which shall be subject to all collection remedies available under Illinois law for common interest communities. The Maple Crest Homeowners Association and the individual unit owner elect to become subject to the provisions of Ill. Rev. Stat. Ch. 110 Sec. 9-101, et. seq.

4. The BOARD OF MAPLECREST HOMEOWNERS ASSOCIATION ("BOARD") shall annually supply to all unit owners subject to the authority of the BOARD, an itemized accounting of the common expenses for the preceding year actually incurred or paid, together with a tabulation of the amounts collected pursuant to the budget or assessment, and showing the net excess or deficit of income over expenditures plus reserves.
5. Each unit owner subject to the authority of the BOARD shall receive written notice mailed or delivered no less than 10 and no more than 30 days prior to any meeting of the BOARD concerning the adoption of the proposed annual budget or any increase, or establishment of an assessment.
6. Meetings of the BOARD shall be open to any unit owner subject to the authority of the BOARD of the association, except for the portion of any meeting held: (A) to discuss litigation when an action against or on behalf of the association has been filed and is pending in a court or administrative tribunal, or when the BOARD finds that such an action is probable or imminent, (B) to consider information regarding appointment, employment or dismissal of an employee, or (C) to discuss violations of rules and regulations of the association or unpaid common expenses owned to the association; that any vote on these matters shall be taken at a meeting or portion thereof open to any unit owner subject to the authority of the association; that any unit owner may record the proceedings at meetings required to be open by this Act by tape, film or other means; that the BOARD may prescribe reasonable rules and regulations to govern the right to make such recordings; that notice of such

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meetings shall be mailed or delivered at least 48 hours prior thereto, unless a written waiver of such notice is signed by the person or persons entitled to such notice before the meeting is convened; and that copies of notices of meetings of the BOARD of the association shall be posted in conspicuous places at least 48 hours prior to the meeting of the BOARD.

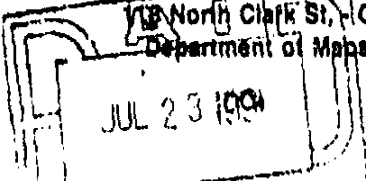
7. The Association shall have and is hereby granted the power to amend, modify or otherwise alter this Declaration and each and all of the terms and provisions hereof by an action recommended by a majority of the Board of Directors and approved by the affirmative vote of 2/3rds of the members of the Association. Said amendment shall become effective on the date said instrument is filed in the Office of the Recorder of Deeds of Cook County, Illinois.

8. The Association, by and through its duly elected Board of Directors, shall have the right to adopt rules and regulations governing the operation, administration and maintenance of the various easements and "dwelling parcels," the collection and spending of assessments and such other lawful purposes as the Board of Directors deems fit.

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COOK COUNTY TREASURER'S OFFICE  
118 North Clark St., Chicago, IL. 60602  
Department of Maps - Room 112

Number 03279



7-23 1994

THIS CERTIFIES THAT THE PROPERTY KNOWN AS

644-03-34-200-0000100

613 N. Maple St.  
7th. Prospect, Ill.

619

BEARS THE FOLLOWING LEGAL DESCRIPTION

PT LOT 3

MAPLE CREST Subdiv of PT OF THE NE 1/4  
SEC 34-42-11

FEE \$1.00

THIS LEGAL DESCRIPTION IS FURNISHED AS A PUBLIC ACCOMMODATION. THE OFFICE OF COUNTY COLLECTOR DISCLAIMS ALL LIABILITY OR RESPONSIBILITY FOR ANY ERROR OR INACCURACY THAT MAY BE CONTAINED HEREIN.

Map Department Signature

CUSTOMER

119962

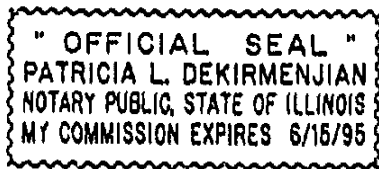
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PETITION TO APPROVE THE FIRST AMENDMENT TO THE DECLARATION  
OF TOWNHOME COVENANTS FILED IN THE OFFICE OF THE  
RECORDER OF DEEDS OF COOK COUNTY  
ON JANUARY 4, 1973 AS DOCUMENT NO. 22176857

We, the undersigned, do hereby agree and acknowledge to submit his/her/their lot and dwelling unit to the terms and conditions of the attached Amendment to Declaration. The undersigned do hereby agree that they and on behalf of their agents, employees, heirs, successors in interest and assigns, shall be bound by same.

NAME (please print) ADRIENNE MEYERS  
ADDRESS 613 N. MAPLE  
SIGNATURE Adrienne Meyers  
DATE 7/22/91  
OWNER OF UNIT (S) NO. 613



*Signed and sworn  
before me on this 27th day  
of May, 1992  
Patricia L. Dekirmenjian*

Property of Cook County Clerk's Office

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## RATIFICATION OF BY-LAWS

We, the undersigned, hereby ratify the By-Laws of the Maplecrest Homeowners Association, an Illinois not-for-profit corporation, previously recorded on 3-16-92 as Document Number 92-167558, and state as follows:

WHEREAS, we are unit owners in the Maplecrest Subdivision which is legally described as follows:

Lot 3 in Maple Crest Subdivision, a Subdivision of part of the North East quarter of Section 34, Township 42 North, Range 11, East of the Third Principal Meridian, all in Cook County, Illinois.

WHEREAS, the original Developer of this property caused to be filed certain Declaration of Easements for ingress, egress, driveways, parking and party walls in the Cook County Recorder of Deeds Office as Document No. 22-176-857.

WHEREAS, said Declarations provided for the equal sharing of all costs and expenses in maintaining and operating the land used in common as described in that Declaration.

WHEREAS, the Maplecrest Homeowners Association was an Illinois not-for-profit corporation formed by unit owners as a mechanism for the administration and maintenance of the easement areas described in this Declaration.

WHEREAS, pursuant to the corporate charter, certain By-Laws and Amendments have been enacted from time to time by this corporation for the benefit of the unit owners.

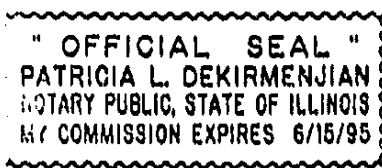
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WHEREFORE, we the undersigned as unit owners and members of this not-for-profit corporation, hereby ratify and confirm these By-Laws and Amendments thereto as valid and binding acts of the Maplecrest Homeowners Association pursuant to its authority as a not-for-profit corporation. By this act we agree that we and our heirs, successors in interest and assigns have been and shall be bound by these By-Laws and actions which have been and will be taken pursuant to these By-Laws and Amendments.

NAME (please print) ADRIENNE MEYERS  
ADDRESS 613 N. MAPLE  
SIGNATURE Adrienne Meyers  
DATE 7/22/91  
OWNER OF UNIT(S) NO. 613



*Signed and sworn  
before me on this  
27th day of May, 1992  
Patricia L. Dekirmenjian*

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RECORDED OF DEEDS  
# 23694492

Nov 13 1976

Form 1591

Jean Tenney

The above space for recorder use only

THIS INDENTURE, made this 19th day of August, 1976, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 10th day of February, 1972, and known as Trust Number 76493 party of the first part, and Howard D. Meyers and Adrienne Meyers, his wife of 613 Maple Ct., Mt. Prospect, Illinois parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ten dollars and no/100 \* \* \* \* \* (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

See Legal Attached.

The North 20.50 feet of the South 107.84 feet (except the East 26.0 feet thereof) and

The North 12.0 feet of the South 98.83 feet of the East 26.0 feet of the following described tract of land:

The East 128.17 feet of the West 320.67 feet of the North 273.66 feet of the South 251.16 feet of lot 3 in MAPLE CREST SUBDIVISION, a subdivision of part of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the 3rd Principal Meridian, in Cook County, Illinois.

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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority therein granted. That this deed is made subject to the lien of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.  
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed in these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
Trustee, as aforesaid, and not personally.



By [Signature] VICE PRESIDENT  
Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS } ss  
COUNTY OF COOK }  
John Brady,  
This instrument prepared by American National Bank and Trust Company, 33 NORTH LA SALLE STREET, CHICAGO 60602.  
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association duly organized and existing as such under the laws of the United States of America, is the party of the first part in the foregoing instrument, and that the party of the second part is the same person whose name and address are set forth in the foregoing instrument. I have seen the party of the first part and the party of the second part, and they have acknowledged to me that they have signed and delivered the said instrument of their own free and voluntary act and for the purposes therein set forth, and the Assistant Secretary then and there acknowledged that she and she alone signed and delivered the said instrument of their own free and voluntary act and for the purposes therein set forth, and the Assistant Secretary then and there acknowledged that she and she alone signed and delivered the said instrument of their own free and voluntary act and for the purposes therein set forth.  
Given under my hand and Notary Seal  
Date 9-20-76  
Notary Public

DELIVERY INSTRUCTIONS  
NAME Chimie Signy Loan Corp  
STREET 2201 W. Carmel Rd  
CITY Bloomington, IL 60010  
OR  
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
HEREIN STATE ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Property of Cook County Clerk

75411111

0337-40060

RECORD OF DEEDS  
DEPT OF REVENUE  
ILLINOIS  
35.00

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