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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
5TH day of SEPTEMBER, 1992, 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.: 03-34-200-114

COMMON ADDRESS: 627 N MAPLE CT.

OCT 4 1992

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.

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WITNESSETH:

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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dwellings 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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Property of Cook County Clerk's Office

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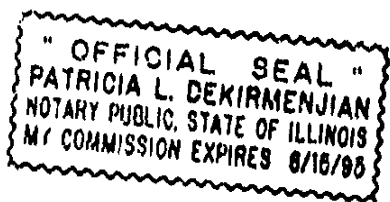
PETITION TO APPROVE THE FIRST AMENDMENT TO THE DECLARATION
OF TOWNHOME COVENANTS FILED IN THE OFFICE OF THE
RECORDER OF DEEDS OF COOK COUNTY
ON JANUARY 4, 1973 AS DOCUMENT NO. 22176857

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) MAGHAR SINGH
ADDRESS 627 N. MAPLE CT. MT. PROSPECT, ILL. 60056
SIGNATURE Maghar Singh
DATE 9/5/92
OWNER OF UNIT(S) NO. 627

*Subscribed & sworn
to before me this 5th
day of Sept, 1992*

Patricia L. Dekirmenjian



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PROFESSIONALS ASSOCIATED

Property • Condo • Mortgage Surveys

DISCOUNT OFFICE
4522 N LINCOLN AVENUE
CHICAGO, ILLINOIS 60641
(312) 631-8000

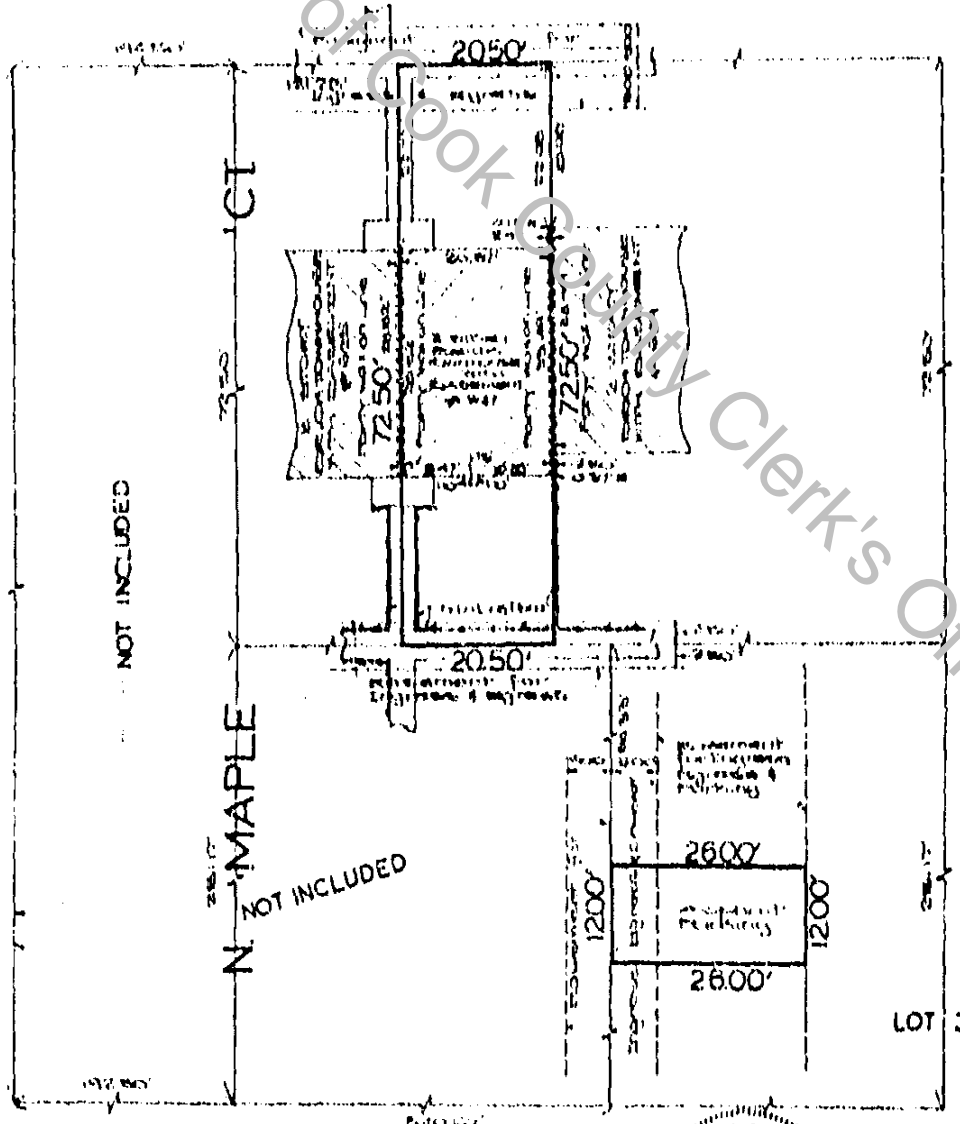
HIGHLAND PARK OFFICE
1510 OLD FORT ROAD
HIGHLAND PARK, ILLINOIS 60031
(312) 831-1200
(312) 831-1201

Plat of Survey

OF



PARCEL 11
THE EAST 20.50 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF THAT PART LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE THEREOF, THROUGH A POINT ON SAID NORTH LINE 121.20 FEET EAST OF THE NORTHWEST CORNER, THEREOF AND THE SOUTH 12.00 FEET OF THE WEST 26.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE NORTH 72.50 FEET OF THE SOUTH 121.66 FEET (EXCEPT THE WEST 192.50 FEET THEREOF) AND THE NORTH 86.00 FEET OF THE SOUTH 251.17 FEET (EXCEPT THE WEST 120.67 FEET THEREOF) OF LOT 1 IN MAPLECREST SUB-DIVISION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PARCEL 21 TOGETHER WITH EASEMENTS FOR EGRESS AND EGRESS AND PUBLIC UTILITIES AND PARKING AND DRIVEWAYS AS SET FORTH IN THE DECLARATION RECORDED IN COOK COUNTY RECORDER'S OFFICE JANUARY 4, 1973 AS DOCUMENT NUMBER 22176857 ALL IN COOK COUNTY, ILLINOIS.



92745.06

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

DATE SAME ARE NOT TO BE ASSUMED FROM THIS PLAT

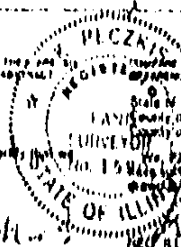
Order No. 157-0157-06
Scale: Each inch = 10 feet
Date: July 27, 1997
Ordered by: MANSUEL PEANERIS, ATTORNEY AT LAW

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE RECORDED IN THE MAPS. OTHERS REFER TO YOUR TITLE COMPANY.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have located the building on the above property.

Lot No. _____
Date _____



We, PROFESSIONALS ASSOCIATED, do hereby certify that we have located the above described property and that the plat herein represents a true and correct representation of said survey.

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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 72-167558, 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. 22-176-057.

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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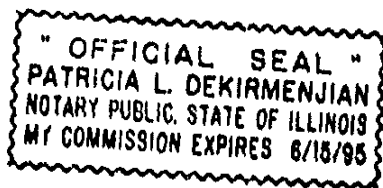
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WHEREFORE, we the undersigned as unit owners and members of this not-for-profit corporation, hereby ratify and confirm these By-Laws and Amendments thereto as valid and binding acts of the Maplecrest Homeowners Association pursuant to its authority 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) MAGHAR SINGH
ADDRESS 627 N. MAPLE CT NT. PROSPECT, ILL. 60056
SIGNATURE Maghar Singh
DATE 9/5/92
OWNER OF UNIT(S) NO. 627

*Subscribed & sworn to
before me this 5th day
of Sept., 1992
Patricia L. Dekirmenjian*



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