

UNOFFICIAL COPY

FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
THE WRIGHTWOOD PLACE CONDOMINIUM

92981997

THIS FIRST AMENDMENT to The Wrightwood Place Condominium Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants ("Declaration") will become effective this 28 day of October, 1992.

DEPT-01 RECORDING \$27.50
T#6666 TRAN 4779 12/30/92 13:49:00
#5069 # *-92-984997
COOK COUNTY RECORDER

W I T N E S S E T H:

WHEREAS, the Declaration was recorded in the Office of the Recorder of Deeds, Cook County, Illinois on November 14, 1979 as document number 25229810, and

WHEREAS, the Voting Members of The Wrightwood Place Condominium desire to amend the Declaration as follows:

NOW THEREFORE, be it resolved that the following provisions of the Declaration are hereby amended and restated:

Article I, Definition of Parking Space, of the Declaration is hereby amended and restated as follows:

Parking Space means a portion of the Parking Area intended for parking of a single automobile. Each parking space shall be assigned by deed to a particular unit and such parking space is intended for the sole use of that unit owner.

Article II, Paragraph 1 of the Declaration is hereby amended and restated as follows:

1. Description. All Units located on the Property are delineated on the survey, referred hereto as "Exhibit A" and made a part of the Declaration and are legally described as follows:

Units 522-B, 522-1, 522-2, 522-3, 520W-1, 520W-2, 520W-3, 520E-1, 520E-2, 520E-3, 518W-1, 518W-2, 518W-3, 518E-1, 518E-2, 518E-3, 516-1, 516-2, 516-3, P-1, P-2, P-3, P-4, P-5, P-6 and P-7 as delineated on Plat of Survey as LOTS 1 AND 2 AND THE WEST 2 FEET OF LOT 3 IN HENRY HOBART'S SUBDIVISION OF LOTS 20, 21 AND 22 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUT LOT 'A' IN WRIGHTWOOD, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "A" to Declaration made by FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, as Trustee under

92981997

2750

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Trust Agreement dated December 29, 1978, known as Trust No. R2315, and recorded in the Office of the Recorder of Deeds as Document No. 25239810.

It is understood that each Unit consists of the space enclosed or bounded by the horizontal and vertical planes set forth and identified as a Unit in the delineation thereof in Exhibit "A". The legal description of each Unit shall consist of the identifying number or symbol of such unit followed by the legal description of the Property, as shown on Exhibit "A". Except as provided by the Act, no Unit Owner shall, be deed, Plat or otherwise subdivide or in any other manner cause the Unit to be separated into any tracts or parcels different from the whole Unit as shown on Exhibit "A".

It being further understood that Parking Spaces P-1, P-2, P-3, P-4, P-5, P-6 and P-7 as set forth on Exhibit "A" are part of the Unit to which they are assigned hereto by the trustee and the developer. The use of Parking Space P-4 shall be limited solely to parking of a compact automobile. The trustee, or such other person as the Unit Owners shall designate by Power of Attorney, shall assign by deed a particular parking space to a particular unit. Each grantee of the trustee, or such other person as the Unit Owners shall designate by Power of Attorney, by the acceptance of a deed of conveyance, accepts the determination of the trustee and the developer as to the percentage interest in the common elements attributable to each parking space and agrees that in the event of a transfer by the unit owners of any of the parking spaces as provided for in the Act, a reapportionment of their respective percentage of ownership in the common elements shall be in accordance with the percentage allocation for Parking Spaces set forth on Exhibit "B". Upon the conveyance of all of the parking spaces by the trustee, or such other person as the Unit Owners shall designate by Power of Attorney, to the unit owners, such trustee or other person shall execute an amendment to the Declaration, if needed, which shall consist of a revised Exhibit "B" setting forth the parking space assigned to each unit and the percentage interest in the common elements applicable, including the interest attributable to each parking space. The amendment shall contain a certificate showing that a copy of the amendment has been delivered to the Board of Managers.

Article III, Paragraph 1 of the Declaration is hereby amended and restated as follows:

1. Description. Except as otherwise in this Declaration provided, the Common Elements shall consist of all portions of the Property except the Units and the Parking Spaces designated as part of the Units. Without limiting the generality of the foregoing the Common Elements shall include the land, outside walks, landscaping, stairways, entrances and exits, halls, lobby, corridors, laundry, shafts, basement, roof, structural parts of the Building, component parts of walls, floors and ceilings and pipes, ducts, flues, shafts and public utility lines serving the Common Elements of more than one Unit.

92334997

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Article III, Paragraph 4 of the Declaration is hereby amended and restated as follows:

4. Limited Common Elements. Except as otherwise in this Declaration provided, the Limited Common Elements shall consist of all portions of the Common Elements set aside and allocated for the restricted use of particular Units. Without limiting the generality of the foregoing, the Limited Common Elements shall include the following, all of which are indicated on the plat: Any patio, terrace, open porch, stairway, landing, or balcony direct access to which is provided from a Unit, and which is located outside of and adjoining such Unit.

Article III, Paragraph 7 of the Declaration is hereby stricken from the Declaration.

Article IX of the Declaration is hereby amended to add Paragraph 12 as follows:


12. Parking Spaces. All the terms, conditions and restrictions of this Article IX shall apply to the Parking Spaces designated as part of the Units.

IN WITNESS WHEREOF, the Wrightwood Place Condominium Association, an Illinois not-for-profit corporation, has caused its name to be signed to this First Amendment to The Wrightwood Place Condominium Declaration of Ownership and By-laws, Easements, Restrictions and Covenants, by its President and attested by its Secretary on the date first above written hereabove.

The Wrightwood Place Condominium Association

By:  _____

Attest:

 _____

92364397

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

2 9 5 4 9 9 7

"EXHIBIT A"

<u>UNIT NO.</u>	<u>PARKING SPACE</u>
516-3	P-1
518-1E	P-2
518-3E	P-3
518-2E	P-4
520-1W	P-5
520-3W	P-6
522-1	P-7

Property of Cook County Clerk's Office



Wally Zbilut
Chicago Title Ins. Co.
171 N. Clark St.
8th Floor
Chicago, IL 60601

92584594

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

COPY

FIRST AMENDMENT TO THE

DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS

EASEMENTS, RESTRICTIONS AND COVENANTS FOR

THE WRIGHTWOOD PLACE CONDOMINIUM

DEC 30 1992
92981007

THIS FIRST AMENDMENT to The Wrightwood Place Condominium Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants ("Declaration") will become effective this 28 day of October, 1992.

W I T N E S S E T H:

WHEREAS, the Declaration was recorded in the Office of the Recorder of Deeds Cook County, Illinois on November 14, 1979 as document number 25279810, and

WHEREAS, the Voting Members of The Wrightwood Place Condominium desire to amend the Declaration as follows:

NOW THEREFORE, be it resolved that the following provisions of the Declaration are hereby amended and restated:

Article I, Definition of Parking Space, of the Declaration is hereby amended and restated as follows:

Parking Space means a portion of the Parking Area intended for parking of a single automobile. Each parking space shall be assigned by deed to a particular unit and such parking space is intended for the sole use of that unit owner.

Article II, Paragraph 1 of the Declaration is hereby amended and restated as follows:

1. Description. All Units located on the Property are delineated on the survey, referred hereto as "Exhibit A" and made a part of the Declaration and are legally described as follows:

Units 522-B, 522-1, 522-2, 522-3, 520W-1, 520W-2, 520W-3, 520E-1, 520E-2, 520E-3, 518W-1, 518W-2, 518W-3, 518E-1, 518E-2, 518E-3, 516-1, 516-2, 516-3, P-1, P-2, P-3, P-4, P-5, P-6 and P-7 as delineated on Plat of Survey as LOTS 1 AND 2 AND THE WEST 2 FEET OF LOT 3 IN HENRY HOBART'S SUBDIVISION OF LOTS 20, 21 AND 22 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUT LOT 'A' IN WRIGHTWOOD, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "A" to Declaration made by FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, as Trustee under

92981007

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Trust Agreement dated December 29, 1978, known as Trust No. R2315, and recorded in the Office of the Recorder of Deeds as Document No. 25239810.

It is understood that each Unit consists of the space enclosed or bounded by the horizontal and vertical planes set forth and identified as a Unit in the delineation thereof in Exhibit "A". The legal description of each Unit shall consist of the identifying number or symbol of such unit followed by the legal description of the Property, as shown on Exhibit "A". Except as provided by the Act, no Unit Owner shall, by deed, Plat or otherwise subdivide or in any other manner cause the Unit to be separated into any tracts or parcels different from the whole Unit as shown on Exhibit "A".

It being further understood that Parking Spaces P-1, P-2, P-3, P-4, P-5, P-6 and P-7 as set forth on Exhibit "A" are part of the Unit to which they are assigned hereto by the trustee and the developer. The use of Parking Space P-4 shall be limited solely to parking of a compact automobile. The trustee, or such other person as the Unit Owners shall designate by Power of Attorney, shall assign by deed a particular parking space to a particular unit. Each grantee of the trustee, or such other person as the Unit Owners shall designate by Power of Attorney, by the acceptance of a deed of conveyance, accepts the determination of the trustee and the developer as to the percentage interest in the common elements attributable to each parking space and agrees that in the event of a transfer by the unit owners of any of the parking spaces as provided for in the Act, a reapportionment of their respective percentage of ownership in the common elements shall be in accordance with the percentage allocation for Parking Spaces set forth on Exhibit "B". Upon the conveyance of all of the parking spaces by the trustee, or such other person as the Unit Owners shall designate by Power of Attorney, to the unit owners, such trustee or other person shall execute an amendment to the Declaration, if needed, which shall consist of a revised Exhibit "B" setting forth the parking space assigned to each unit and the percentage interest in the common elements applicable, including the interest attributable to each parking space. The amendment shall contain a certificate showing that a copy of the amendment has been delivered to the Board of Managers.

Article III, Paragraph 1 of the Declaration is hereby amended and restated as follows:

1. Description. Except as otherwise in this Declaration provided, the Common Elements shall consist of all portions of the Property except the Units and the Parking Spaces designated as part of the Units. Without limiting the generality of the foregoing the Common Elements shall include the land, outside walks, landscaping, stairways, entrances and exits, halls, lobby, corridors, laundry, shafts, basement, roof, structural parts of the Building, component parts of walls, floors and ceilings and pipes, ducts, flues, shafts and public utility lines serving the Common Elements of more than one Unit.

46643936

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Article III, Paragraph 4 of the Declaration is hereby amended and restated as follows:

4. Limited Common Elements. Except as otherwise in this Declaration provided, the Limited Common Elements shall consist of all portions of the Common Elements set aside and allocated for the restricted use of particular Units. Without limiting the generality of the foregoing, the Limited Common Elements shall include the following, all of which are indicated on the plat: Any patio, terrace, open porch, stairway, landing, or balcony direct access to which is provided from a Unit, and which is located outside of and adjoining such Unit.

Article III, Paragraph 7 of the Declaration is hereby stricken from the Declaration.

Article IX of the Declaration is hereby amended to add Paragraph 12 as follows:

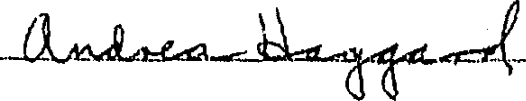
12. Parking Spaces. All the terms, conditions and restrictions of this Article IX shall apply to the Parking Spaces designated as part of the Units.

IN WITNESS WHEREOF, the Wrightwood Place Condominium Association, an Illinois not-for-profit corporation, has caused its name to be signed to this First Amendment to The Wrightwood Place Condominium Declaration of Ownership and By-laws, Easements, Restrictions and Covenants, by its President and attested by its Secretary on the date first above written hereabove.

The Wrightwood Place Condominium Association

By: 

Attest:



6639526

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 9 8 4 9 9 7

"EXHIBIT A"

<u>UNIT NO.</u>	<u>PARKING SPACE</u>
516-3	P-1
518-1E	P-2
518-3E	P-3
518-2E	P-4
520-1W	P-5
520-3W	P-6
522-1	P-7

Property of Cook County Clerk's Office

92584997

UNOFFICIAL COPY

Property of Cook County Clerk's Office
92984997