

APPLICATION NO. 99  
DOCUMENT NO. 1329322-F

VOLUME 753 PAGE 74  
CERTIFICATE NO. 1491690  
OWNER ROCCO J. COLLETTI, ET UX

COOK COUNTY

95731405

CERTIFICATE OF TITLES

Date Of First Registration

MARCH EIGHTH (8th), 1907

TRANSFERRED FROM 1357729  
CERTIFICATE NO.

STATE OF ILLINOIS }  
COOK COUNTY }

ss. I ~~John Mackley Braun~~ Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

ROCCO J. COLLETTI AND MARGARET F. COLLETTI  
(Married to each other)  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF MOUNT PROSPECT County of COOK and State of ILLINOIS

ARE the owner of an estate in fee simple, in the following described Property situated in the County of Cook and State of Illinois, and Described as Items 1 and 2 as Follows:

DESCRIPTION OF PROPERTY

ITEM 1

UNIT 1-C as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 30th day of June, 19 as Document Number 2332627

ITEM 2

An Undivided 9.22% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

The South Five (5) feet of LOT TWENTY FOUR (24) and all of LOT TWENTY FIVE (25) in Park Lake Estates Unit No. 4, being a Subdivision of part of the South Twenty (20) Acres of the West Fifty (50) Acres of the Southeast Quarter (1/4) of Section 27, Township #1 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 20, 1960, as Document Number 1943410.



ARNSTEN & LEHR  
170 S RIVERSIDE PL.  
# 1200  
CHICAGO IL 60606  
ATT D. BENKOFF

0-9-27-417 084 1003

ARNSTEN 1

95731405

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Witness My hand and Official Seal

this TENTH (10th) day of SEPTEMBER 1990  
9/10/90 RO A. D.

Jesse White

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## OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE PROPERTY.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
219126-90	Subject to General Taxes levied in the year 1996. Condition contained in Deed Document Number 1981144, as to Lot 25 and Deed Document Number 2000453, as to Lot 24, that the use of lake adjacent to said Lot is subject to the Charter By-Laws, Rules and Regulations of Park Lake Association, an Illinois Not-for-Profit Corporation.			<i>[Signature]</i>
2332627	Declaration of Condominium Ownership by Citizens Bank and Trust Company, as Trustee, Trust Number 334 for Vista Del Lago Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained; also contains provision as to parking area. For particulars see Document.	June 24, 1967	June 30, 1967 10:27 AM	<i>[Signature]</i>
3910255	First Amendment to Declaration by The Board of Managers of Vista Del Lago Condominium, amending Declaration registered as Document Number 2332627, as herein set forth. For particulars see Document. (Exhibit "A" legal description, Exhibit "B" Text of Amendment to the Declaration and Certificate of Secretary attached). (2-Attidavits of no U.S. Tax Lien attached). (Affects foregoing property and other property).	Oct. 18, 1989	Sept. 10, 1990 10:10 AM	<i>[Signature]</i>
3910256	Second Amendment to Declaration by The Board of Managers of Vista Del Lago Condominium, amending Declaration registered as Document Number 2332627, as herein set forth. For particulars see Document. (Exhibit "A" legal description and Certification as to the Unit Owners attached). (Affects foregoing property and other property).	Oct. 18, 1989	Sept. 10, 1990 10:10 AM	<i>[Signature]</i>
3910257	Third Amendment to Declaration by The Board of Managers of Vista Del Lago Condominium, amending Declaration registered as Document Number 2332627, as herein set forth. For particulars see Document. (Exhibit "A" legal description and Certification as to the Unit Owners attached). (Affects foregoing property and other property).	Oct. 18, 1989	Sept. 10, 1990 10:10 AM	<i>[Signature]</i>
3910258	Fourth Amendment to Declaration by The Board of Managers of Vista Del Lago Condominium, amending Declaration registered as Document Number 2332627, as herein set forth. For particulars see Document. (Exhibit "A" legal description and Certification as to the Unit Owners attached). (Affects foregoing property and other property).	Oct. 18, 1989	Sept. 10, 1990 10:10 AM	<i>[Signature]</i>
3910259	Fifth Amendment to Declaration by The Board of Managers of Vista Del Lago Condominium, amending Declaration registered as Document Number 2332627, as herein set forth. For particulars see Document. (Exhibit "A" legal description and Certification as to the Unit Owners attached). (Affects foregoing property and other property).	Oct. 18, 1989	Sept. 10, 1990 10:10 AM	<i>[Signature]</i>
3910260	Sixth Amendment to Declaration by The Board of Managers of Vista Del Lago Condominium, amending Declaration registered as Document Number 2332627, as herein set forth. For particulars see Document. (Exhibit "A" legal description and Certification as to the Unit Owners attached). (Affects foregoing property and other property).	Oct. 18, 1989	Sept. 10, 1990 10:10 AM	<i>[Signature]</i>

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This document was prepared  
by and after recordation  
should be returned to:

Arnstein & Lehr  
120 South Riverside Plaza  
Suite 1200  
Chicago, Illinois 60606  
Att: David M. Bendoff

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95731406

161.50  
D&W

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SEVENTH  
AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
VISTA DEL LAGO CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") for Vista Del Lago Condominium (hereafter the "Association"), which Declaration was registered on June 30, 1967, as Document No. 2332627 in the Office of the Registrar of Titles of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Paragraph 17 of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon registration in the Office of the Registrar of Titles of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed by the Board and by Unit Owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership interest in the common elements.

## RECITALS

WHEREAS, by the Declaration recorded in the Office of the Registrar of Titles of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to establish Limited Common Elements, classify balconies and patios as Limited Common Elements, and provide for maintenance, repair and replacement of such Limited Common Elements; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed by the Board members, and by unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership interest in the common elements.

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Vista Del Lago Condominium is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~xxxxxx~~):

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1. Paragraph 1

(o) Limited Common Elements: A portion of the Common Elements designated in the Declaration as being reserved for the use of a certain Unit or Units to the exclusion of other Units.

2. Paragraph 4

(f) Limited Common Elements. Balconies and patios adjoining a Unit and having access thereto are Limited Common Elements of such Unit.

3. Paragraph 8

8. Maintenance, Repairs and Replacements. Each unit owner shall furnish and be responsible for, at his own expense, all of the maintenance, repairs and replacements within his own unit; provided, however, such maintenance, repairs and replacements as may be required for the bringing of water, gas and electricity to the unit, shall be furnished by the Board of Managers as part of the common expenses. Maintenance, repairs and replacements of the heating and air-conditioning systems, refrigerators, ranges and other kitchen appliances and lighting fixtures and other electrical appliances of any unit owner shall be at the expense of such unit owner. Maintenance, repairs and replacements of the common elements shall be furnished by the Board of Managers as part of the common expenses. The Board of Managers may provide, by its rules and regulations, for ordinary maintenance and minor repairs and replacements to be furnished to units by building personnel at common expense.

The cost of maintenance, repairs and replacements of the Limited Common Elements may, in the discretion of the Board, be assessed in whole or in part to the Unit to which the Limited Common Element is assigned, and alternatively, the Board may direct the Unit Owners to arrange for such maintenance, repairs and replacements, to pay the cost thereof, and to procure and deliver to the Board such lien waivers and contractor's and subcontractor's sworn statements as may be required to protect the Property from all mechanic's or materialmen's lien claims that may arise therefrom. All such maintenance, repairs and replacements shall be in conformity with rules adopted by the Board.

If, due to the negligent act or omissions of a unit owner, or a member of his family or household pet or of a guest or other authorized occupant or visitor of such unit owner, damage shall be caused to the common elements or to a unit or units owned by others, or

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maintenance, repairs or replacements shall be required which would otherwise be at the common expense, then such unit owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Board of Managers. Maintenance, repairs and replacements to the common elements or the units shall be subject to the rules and regulations of the Board of Managers.

To the extent that equipment, facilities and fixtures within any unit or units shall be connected to similar equipment, facilities or fixtures affecting or serving other units or the common elements, then the use thereof by the individual unit owners shall be subject to the rules and regulations of the Board of Managers. The authorized representatives of the Board of Managers shall be entitled to reasonable access to the individual units as may be required in connection with maintenance, repairs or replacements of or to the common elements to any equipment, facilities or fixtures affecting or serving other units or the common elements.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

This instrument was prepared by  
and upon recording mail to:

David M. Bendoff  
Arnstein & Lehr  
120 South Riverside Plaza  
Suite 1200  
Chicago, IL 60606

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• 090511-11000 •

STATE OF ILLINOIS     )  
                                  )SS  
COUNTY OF COOK     )

I Man Karl, am the President of the Board of Managers of Vista Del Lago, a condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration.

EXECUTED this 26th day of SEPTEMBER, 1995.

BY: E. Merw Karl  
President

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STATE OF ILLINOIS )  
COUNTY OF COOK *DeKalb* )

We, the undersigned, are the members of the Board of Managers of Vista Del Lago Condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we hereby execute the foregoing amendment to the Declaration.

EXECUTED this 26th day of SEPTEMBER, 19 95.

*R. C. Faenza*  
*E. J. Wilmer*  
*E. Merv Karl*  
*Carol DeJelle*  
*Margaret Cicetti*

( Corporate )

Being the members of  
the Board of Managers of  
Vista Del Lago Condominium

( Seal )

I, Sandra Mulsoff, a Notary Public, hereby certify that on the above date the above members of the Board of Managers of Vista Del Lago Condominium, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

By: *Sandra Mulsoff*  
Notary Public



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## CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Marge Colletti, state that I am the Secretary of the Board of Managers of Vista Del Lago Condominium, and hereby certify that the persons whose names are subscribed to the foregoing instruments represent unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership interest in the common elements of Vista Del Lago Condominium and that, by their respective signatures, said unit owners acknowledged the foregoing instruments as their free and voluntary act for the purpose set forth therein.

BY: Margaret Colletti  
Secretary

DATE: 9/26/95

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*Galanopoulos*

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WE, THE UNDERSIGNED, constituting unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership in the common elements of Vista Del Lago Condominium hereby declare that we have received the foregoing Amendment, understand its contents and effect, and hereby give our approval of said Amendment by our signatures below:

<u>GEORGE GALANOPOULOS</u>	<u><i>George Galanopoulos</i></u>	<u>1-A 1111 Dec Rd</u>
Owner's printed name	Owner's Signature	Unit No. and Address
<u>PENELOPE GALANOPOULOS</u>	<u><i>Penelope Galanopoulos</i></u>	<u>4.00</u>
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

<u>Owner's Printed Name</u>	<u>Owner's Signature</u>	<u>Unit No. and Address</u>
<u>Co-Owner's Printed Name</u>	<u>Co-Owner's Signature</u>	<u>% Ownership in Common Elements</u>

<u>Owner's Printed Name</u>	<u>Owner's Signature</u>	<u>Unit No. and Address</u>
<u>Co-Owner's Printed Name</u>	<u>Co-Owner's Signature</u>	<u>% Ownership in Common Elements</u>

<u>Owner's Printed Name</u>	<u>Owner's Signature</u>	<u>Unit No. and Address</u>
<u>Co-Owner's Printed Name</u>	<u>Co-Owner's Signature</u>	<u>% Ownership in Common Elements</u>

<u>Owner's Printed Name</u>	<u>Owner's Signature</u>	<u>Unit No. and Address</u>
<u>Co-Owner's Printed Name</u>	<u>Co-Owner's Signature</u>	<u>% Ownership in Common Elements</u>

<u>Owner's Printed Name</u>	<u>Owner's Signature</u>	<u>Unit No. and Address</u>
<u>Co-Owner's Printed Name</u>	<u>Co-Owner's Signature</u>	<u>% Ownership in Common Elements</u>

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M. De Franco

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WE, THE UNDERSIGNED, constituting unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership in the common elements of Vista Del Lago Condominium hereby declare that we have received the foregoing Amendment, understand its contents and effect, and hereby give our approval of said Amendment by our signatures below:

<u>Geri Ann Di Franco</u>	<u>Geri Ann Di Franco</u>	<u>1B 1W Dee Rd.</u>
Owner's printed name	Owner's Signature	Unit No. and Address

_____	_____	<u>3.80</u>
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

_____	_____	_____
Owner's Printed Name	Owner's Signature	Unit No. and Address

_____	_____	_____
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

_____	_____	_____
Owner's Printed Name	Owner's Signature	Unit No. and Address

_____	_____	_____
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

_____	_____	_____
Owner's Printed Name	Owner's Signature	Unit No. and Address

_____	_____	_____
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

_____	_____	_____
Owner's Printed Name	Owner's Signature	Unit No. and Address

_____	_____	_____
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

_____	_____	_____
Owner's Printed Name	Owner's Signature	Unit No. and Address

_____	_____	_____
Co-Owner's Printed Name	Co-Owner's Signature	% Ownership in Common Elements

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