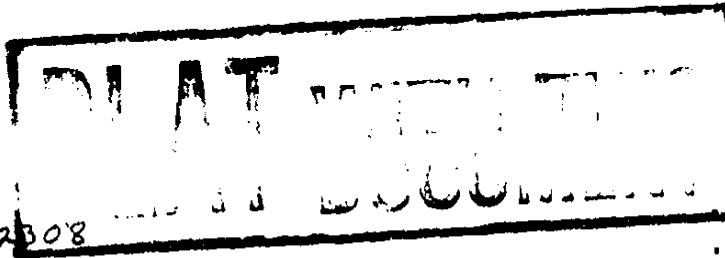


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DEPT-01 RECORDING \$78.00
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#1632 CJ *-96-726172
COOK COUNTY RECORDER

6/12/96

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF EVERGREEN CONDOMINIUM

THIS FIRST AMENDMENT is made and entered into this 2 day of August, 1996, by EVERGREEN CONDOMINIUM ASSOCIATION, an Illinois not-for-profit association (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, Trustee recorded the Declaration of Condominium of Evergreen Condominium (the "Declaration") with the Office of the Recorder of Deeds of Cook County, Illinois on December 1, 1995 as Document No. 95833514, thereby submitting the Property (as defined therein) to the provisions of the Illinois Condominium Property Act, the Property being legally described in Schedule A attached hereto and made a part hereof;

WHEREAS, on the date of first annual meeting of the members of the Association, Trustee (or its successors or assigns) had not yet amended the Condominium Instruments, pursuant to Paragraph 23 of the Declaration, to reflect the actual location and dimensions of the stairwell and private rear decks on the north wall of the Building, the private roof decks located on the roof of the garage, or the storage lockers located in the basement of the Building, and

WHEREAS, the Association desires to so amend the Condominium Instruments pursuant to Paragraph 17 of the Declaration.

NOW, THEREFORE, the Association declares as follows:

1. Exhibit B to the Declaration shall be deleted in its entirety and replaced with the Exhibit B attached hereto and made a part hereof.

2. Exhibit D to the Declaration shall be amended to delete pages 2, 4, 5 and 6 thereof and such pages shall be replaced with those pages attached hereto as Exhibit D and made a part hereof.

Prepared by and Return to:
Mark S. Friedman
Friedman & Sinar
200 West Madison Street, Ste. 2500
Chicago, Illinois 60606

Box 198

| | | | |
|-----------|--------------------------|-------------------------------------|---|
| <i>25</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A |
| | <input type="checkbox"/> | <input type="checkbox"/> | D |
| | <input type="checkbox"/> | <input type="checkbox"/> | V |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M |

RECORDING FEE \$ 78.00
9/23 COPIES 6
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3. All other terms and provisions of the Declaration shall remain in full force and effect.

4. The terms used herein shall have the same definitions as set forth in the Declaration to the extent such terms are defined therein.

IN WITNESS WHEREOF, the Association has caused its name to be signed to these presents on the day and year first above written.

EVERGREEN CONDOMINIUM ASSOCIATION

By: *William Anderson*
Its: ✓ President

ATTEST:

Julie Roberts
Its: ✓ Secretary

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OFFICER AFFIDAVIT

In accordance with Paragraph 17 of the Declaration, the undersigned, as President of the Evergreen Condominium Association, hereby certifies that:

1. At least 67% of the Unit Owners have approved this First Amendment.
2. A copy of this First Amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of this Affidavit.

IN WITNESS WHEREOF, the undersigned executed this Affidavit on the 2 day of August, 1996.

William Anderson
Print Name: William Anderson

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, The Undersigned, a Notary Public in and for said County and State, do hereby certify that William Anderson, Julie Roberts of EVERGREEN CONDOMINIUM ASSOCIATION, an Illinois not-for-profit Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that (s)he signed, sealed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said Association, for the uses and purposes therein set forth.

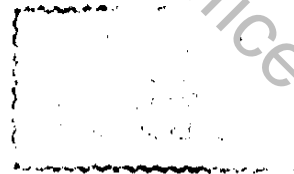
and Secretary, respectively
GIVEN under my hand and Notarial Seal this 2nd day of August, 1996.



Florica Gociman
Notary Public

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SCHEDULE A

UNITS 1340-1, 1340-2, 1340-3, 1340-4, 1342-1, 1342-2, 1342-3, 1342-4, 1344-1, 1344-2, 1344-3, 1344-4, P-1, P-2, P-3, P-4, P-5, P-6 AND P-7 IN EVERGREEN CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SUBLOT 21 IN OGDEN'S SUBDIVISION OF LOTS 142 TO 151, INCLUSIVE, 154, 155, 156, 163, 164, 165, 168 TO 173, INCLUSIVE, 176 AND 178 TO 183, INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 1, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95833514, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 17-04-212-032

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EXHIBIT B

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS AND ASSIGNMENT OF LIMITED COMMON ELEMENTS

| <u>DWELLING UNIT</u> | <u>OWNERSHIP INTEREST IN THE COMMON ELEMENTS</u> | <u>ASSIGNMENT OF LCEs (STORAGE LOCKERS)</u> |
|----------------------|--|---|
| 1340-1 | 8.34 | S-1 |
| 1340-2 | 9.23 | S-8 |
| 1340-3 | 9.75 | S-12 |
| 1340-4 | 10.16 | S-10 |
| 1342-1 | 6.63 | S-7 |
| 1342-2 | 7.15 | S-3 |
| 1342-3 | 7.41 | S-9 |
| 1342-4 | 7.77 | S-11 |
| 1344-1 | 6.74 | S-4 |
| 1344-2 | 7.31 | S-5 |
| 1344-3 | 7.57 | S-2 |
| 1344-4 | 7.67 | S-6 |

PARKING UNIT

| | |
|-----|---------------|
| P-1 | 0.73 |
| P-2 | 0.73 |
| P-3 | 0.73 |
| P-4 | 0.52 |
| P-5 | 0.52 |
| P-6 | 0.52 |
| P-7 | 0.52 |
| | <u>100.00</u> |

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EXHIBIT D

PLAT OF SURVEY
OF
EVERGREEN CONDOMINIUM

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217-9-1496
98756172

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