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## AMENDMENT TO THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE CROWN PARK ESTATES HOMEOWNERS ASSOCIATION

This document is recorded for the purpose of amending the Declaration of Party Wall Rights, Easements, Covenants and Restrictions (the "Declaration") for the Crown Park Estates Homeowners Association (hereafter the "Association"), which Declaration was recorded on September 15, 1978 as Document No. 24628959 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Article VII, Section 7.01 of the aforesaid Declaration. Said section provides that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument executed by members who have not less than three-fourths (3/4) of the votes in the Association.

### RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the covenants, conditions and restrictions contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved by the Board and by members who have not less than three-fourths of the votes in the Association, in compliance with Article VII, Section 7.01 of the Declaration.

NOW, THEREFORE, the Declaration of Party Wall Rights, Easements, Covenants and Restrictions for the Crown Park Estates Homeowners Association is hereby amended in accordance with the text which follows (additions in text are indicated by underlines deletions by ~~strike-outs~~):

1. Article IV, Section 4.06 of the Declaration is amended as follows:

96335825

DEC 31 1978

COOK COUNTY RECORDER OF DEEDS  
111 N. WASHINGTON ST. CHICAGO, ILL. 60602  
TELEPHONE 312-742-9300

EXHIBIT A

FM/WM

For Use by Recorder's Office Only

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4.06 Obligation of Maintenance. The Association shall have the right and obligation to maintain, keep safe and secure and in good condition, authorize reasonable use of and repair the Private Yards and Common Properties, including without limitation, streets, storm and sanitary sewers, the underground water systems, parking areas (for which the Association shall designate use as provided in Paragraph 6.01(c), paved areas, recreational facilities, if any, cutting of grass, snow removal, and landscaping.

The Association shall not be responsible for maintenance or replacement of any exterior walls, roofs, foundations, ~~masonry~~ masonry steps or door and window trim, not included in the Common Properties, but shall exercise architectural control over such activities as specified herein, ~~provided, however, sixty percent (60%) of the Unit Owners of any free-standing building composed of residential units may elect that the Association undertake such duties as to that building, in which event the Association shall have all rights as afforded it herein as to such duties as it has as to such other areas as are maintained by it. Voting at such election shall be pursuant to Sections 4.02 and 5.03 herein set forth except as to the percentage of votes required and dollar limitation.~~

~~The foregoing obligation may be enforced by the Trustee, [sic] Owner, or Board:~~

If an Owner fails to maintain his/her portion of the aforementioned property, the Board reserves the right to make the required maintenance, repairs and replacements and assess the cost back to the Owner. This amount shall act as a lien upon the Unit until paid in full. The Board reserves the right to collect this amount by filing an action in forcible entry and detainer (eviction) pursuant to 735 ILCS 519-101 et. seq. The Owner will be responsible for all of the Association's court costs and attorneys' fees if this action is necessary.

Any Owner installing an antenna on the roof above his/her Unit must install this antenna on the chimney. Under no circumstances may an owner install an antenna on the roof. Any Owner that has an antenna installed on the roof above their Unit prior to the effective date of this Amendment may keep this antenna. However, when it becomes necessary to replace this antenna, the Owner must place the new antenna on the chimney.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

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

This instrument was prepared by:

Robert B. Kogen  
Kovitz Shifrin & Waitzman  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089-2073  
(708) 537-0500

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## EXHIBIT A

Lots 1 through 100, inclusive, in Dod-Lee Builders, Inc. Resubdivision of Lot 10 (except the North 16 feet thereof) and Lots 11 to 26, inclusive, and Lot 27 (except the North 16 feet thereof) in Block 1 in Roche's Resubdivision of Block 1 in Grant's Addition to Evanston, being the East 2/3 of the South 1/2 of the Northwest 1/4 of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The following units all located in the City of Evanston, County of Cook, State of Illinois and more commonly known as:

<u>Address</u>	<u>P.I.N.</u>
1001 Brown Avenue	10-24-116-167
1001-1/2 Brown Avenue	10-24-116-168
1003 Brown Avenue	10-24-116-169
1003-1/2 Brown Avenue	10-24-116-170
1005 Brown Avenue	10-24-116-171
1007 Brown Avenue	10-24-116-157
1007-1/2 Brown Avenue	10-24-116-158
1009 Brown Avenue	10-24-116-159
1009-1/2 Brown Avenue	10-24-116-160
1011 Brown Avenue	10-24-116-161
1013 Brown Avenue	10-24-116-147
1013-1/2 Brown Avenue	10-24-116-143
1015 Brown Avenue	10-24-116-149
1015-1/2 Brown Avenue	10-24-116-150
1017 Brown Avenue	10-24-116-151
1019 Brown Avenue	10-24-116-137
1019-1/2 Brown Avenue	10-24-116-138
1021 Brown Avenue	10-24-116-139
1021 Brown Avenue	10-24-116-140
1023 Brown Avenue	10-24-116-141
1000 Dodge Avenue	10-24-116-126
1000-1/2 Dodge Avenue	10-24-116-125
1002 Dodge Avenue	10-24-116-124
1002-1/2 Dodge Avenue	10-24-116-123
1004 Dodge Avenue	10-24-116-122
1006 Dodge Avenue	10-24-116-116
1006-1/2 Dodge Avenue	10-24-116-115
1008 Dodge Avenue	10-24-116-114
1008-1/2 Dodge Avenue	10-24-116-113
1010 Dodge Avenue	10-24-116-112
1012 Dodge Avenue	10-24-116-106
1012-1/2 Dodge Avenue	10-24-116-105
1014 Dodge Avenue	10-24-116-104
1014-1/2 Dodge Avenue	10-24-116-103

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1016 Dodge Avenue	10-24-116-102
1018 Dodge Avenue	10-24-116-096
1018-1/2 Dodge Avenue	10-24-116-095
1020 Dodge Avenue	10-24-116-094
1020-1/2 Dodge Avenue	10-24-116-093
1022 Dodge Avenue	10-24-116-092

1901 Lee Street	10-24-116-136
1903 Lee Street	10-24-116-135
1905 Lee Street	10-24-116-134
1907 Lee Street	10-24-116-133
1909 Lee Street	10-24-116-132
1919 Lee Street	10-24-116-181
1921 Lee Street	10-24-116-180
1923 Lee Street	10-24-116-179
1925 Lee Street	10-24-116-178
1927 Lee Street	10-24-116-177

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STATE OF ILLINOIS     )  
                                  ) ss.  
COUNTY OF COOK     )

## AFFIDAVIT OF SECRETARY

I, JUDITH A. WILSON, state that I am the Secretary of the Board of Directors of the Crown Park Estates Homeowners Association, and hereby certify that the foregoing Amendment was signed by the affirmative vote of members of not less than three-fourths of the votes at the Association and the ballots/petitions of the owners are attached as part of this Amendment.

Dated: Oct 21, 1996

By: Judith A. Wilson  
Secretary

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STATE OF ILLINOIS    )  
                                  ) ss.  
COUNTY OF COOK     )

WE, THE UNDERSIGNED, are the members of Board of Directors of the Crown Park Estates Homeowners Association, a not for profit Association established by the aforesaid Declaration of Party Wall Rights, Easements, Covenants and Conditions, and by our signatures below, we hereby execute and acknowledge the foregoing Amendment to the Declaration.

EXECUTED AND ACKNOWLEDGED this 22 day of Oct, 1996.

Monica E. Evans

Wes N. Cordova

Judith A. Hill

Being the Members of the Board of Managers  
of the Crown Park Estates Homeowners Association

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## PETITION TO APPROVE AMENDING THE DECLARATION FOR CROWN PARK ESTATE HOMEOWNERS ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of the Crown Park Estates Homeowners Association, regarding obligations of maintenance, as attached hereto.

NAME (SIGNATURE)	ADDRESS
Maria J. Evans	1919 Lee
Joseph M. [unclear]	1207 [unclear]
Judith [unclear]	1905 [unclear]
Richard & Keri	1010 Dodge
[unclear]	[unclear]
[unclear]	1453 [unclear]
James Raker	1021 Dodge
Robert L. [unclear]	1018 Dodge
Charlene E. Kennedy	1020 1/2 Dodge
[unclear]	1018 1/2 Dodge
S. Tarnay	1012 Dodge
D. Williams	1022 Dodge
Michael [unclear]	1014 Dodge

DID NOT GET 1012 1/2 OR 1014 1/2

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## PETITION TO APPROVE AMENDING THE DECLARATION FOR CROWN PARK ESTATE HOMEOWNERS ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of the Crown Park Estates Homeowners Association, regarding obligations of maintenance, as attached hereto.

NAME (SIGNATURE)	ADDRESS
Betty Kollogg	1921 Lee Street
Robert Quint	1901 Lee
Robert Quint	1006 Dodge Ave
Robert Quint	1015 BROWN
Darrell Dilson	1021 Brown Ave
Alec N. Bordova	1001 <del>1001</del> BROWN AVE
Samuel B. Castro	1003 BROWN AVE.
Anna M. Spicardi	1005 BROWN AVE
Irving Calvey	1003 1/2 BROWN
Alec N. Bordova	1001 1/2 BROWN AVE.
Johny Martin	1000 Dodge Ave
Juanita Gomez	1008 1/2 Dodge Ave
Jacqueline Anderson	1012 1/2 DODGE AVE

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We, the undersigned, do hereby approve the amendment to the Declaration of the Crown Park Estates Homeowners Association, regarding obligations of maintenance, as attached hereto.

NAME (SIGNATURE)	ADDRESS
Montgomery Whyte	1015 1/2 Brown
Paula Pennant	1019 Brown
LESA STEPHENS	1021 1/2 Brown Ave.
James Pascale	1019 1/2 BROWN
Mr & Mrs E. Lanaris	1017 Brown.
Billy J. Yarnell	1010 1/2
Bernadine Nails	1023 Brown
Clara Turnow	1013 BROWN
Virginia C. Muhammed	1007 Brown
Joseph Adams	1009 Brown
Walter R. Brown	1011 BROWN
Juanita Barrett	1927 Lee

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## CROWN PARK ESTATES HOMEOWNERS ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration of the Crown Park Estates Homeowners Association, specifically regarding the obligations of maintenance:

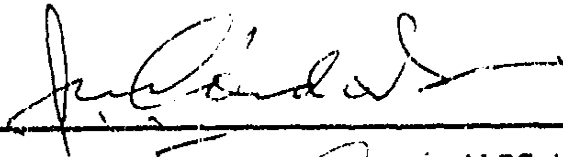


I AGREE THE AMENDMENT SHOULD BE PASSED.

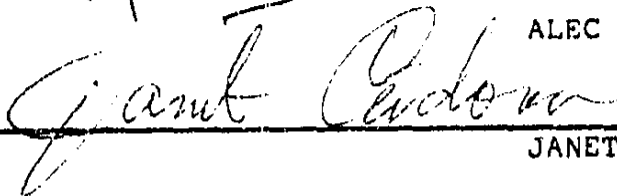


I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):



ALEC N. CORDOVA



JANET H. CORDOVA

Property Address:

1001 & 1001 1/2 BROWN AVENUE

EVANSTON, IL 60202

September 18/95

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