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PLAT

7-28-97

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DEPT-01 RECORDING \$71.00
T0012 TRAN 6082 07/28/97 12:06:00
#5110 CG *-97-542221
COOK COUNTY RECORDER

SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM

FOR MAYFAIR COURTS CONDOMINIUMS

This Declaration made and entered into this 1st day of July, 1997, by **PARKWAY BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee under Trust Agreement dated June 29, 1994, and known as Trust No. 10859 and not individually (the "Trustee");

WITNESSETH:

WHEREAS, by a Declaration of Condominium (the "Declaration") recorded in the office of the Recorder of Cook County, Illinois, as Document No.95228666 , the Trustee submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration reserves to the Developer (as defined in the Declaration) the right to annex and add to the Parcel and Property (as defined in the Declaration) and thereby add to the condominium created by the Declaration all or any portion of the additional land (as defined in the Declaration); and

WHEREAS, the Trustee at the direction of the Developer has so annexed and added to said Parcel and Property and submitted to the provisions of the Act and the Declaration the real estate described in Exhibit "C" attached hereto, which represents the entire condominium property including all additional land permitted to be annexed under the terms of the Declaration.

NOW, THEREFORE, the Trustee does hereby amend the Declaration as follows:

2. The attached Exhibit "C" is hereby added to the Declaration which consists of the Plat of Survey of the entire Mayfair Court Condominiums property including all additional units and real property permitted to be annexed under the terms of the Declaration. The entire condominium property including all additional land permitted to be annexed is legally described as follows:

LOTS 1 THROUGH 11 (BOTH INCLUSIVE) AND LOT 18 (EXCEPT THE NORTH 42 FEET THEREOF) IN BLOCK 2 IN M.D. BROWN'S RESUBDIVISION OF SECTION

RECORDING FEE \$ 71.⁰⁰
DATE 7-28-97 COPIES 6
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15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

AND ALSO

THE NORTH 8 FEET OF LOTS 19 THROUGH 23 (BOTH INCLUSIVE) IN BLOCK 2 IN M.D. BROWN'S RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST HALF OF LOT 1 OF A SUBDIVISION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JUNE 23, 1873 IN BOOK 5 OF PLATS, PAGE 20, IN THE AFORESAID SECTIONS 15 AND 16.

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

3. Trustee Exculpation. This Declaration is executed by PARKWAY BANK AND TRUST COMPANY as Trustee aforesaid, in the exercise of power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possessed full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that said Trustee as aforesaid, and not personally, has joined in the execution of this Declaration for the sole purpose of subjecting the title-holding interest and the trust estate under said Trust No. 10859 to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth by said Trustee, as aforesaid, to be kept or performed, are intended to be kept, performed and discharged by the beneficiaries under said trust or their successor, and not the said Trustee personally, and further, that no duty shall rest upon PARKWAY BANK AND TRUST COMPANY, either personally or as such Trustee, to sequester trust assets, rentals, avails, or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this Declaration, except where said Trustee is acting pursuant to direction as provided by the terms of said trust, and after the Trustee has first been supplied with funds required for the purpose. In the event of a conflict between the terms of this paragraph and of the remainder of the Declaration on any question of apparent liability or obligation resting upon said Trustee, the exculpatory provisions hereof shall be controlling.

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IN WITNESS WHEREOF, the said PARKWAY BANK AND TRUST COMPANY, as Trustee as aforesaid and not individually, has caused its corporate seal to be affixed hereunto and caused its name to be signed in these presents by its Assistant Vice President and attested by its Assistant Trust Officer this 1ST day of JULY, 1997.

PARKWAY BANK AND TRUST COMPANY
as Trustee aforesaid, and not
individually,

By: *[Signature]*

ASSISTANT VICE PRESIDENT
Vice President Trust Officer

ATTEST:

[Signature]
ASSISTANT TRUST OFFICER

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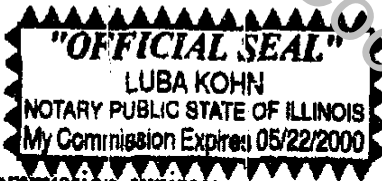
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, The undersigned, a Notary Public in and for said County in the State aforesaid do hereby certify that DIANE Y. PESZYNSKI Vice President of PARKWAY BANK AND TRUST COMPANY and John KUBINSKI of said Bank, who are personally know to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer, signed and delivered the said instrument as their own free and voluntary act and the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1ST day of July, 1997.



Luba Kohn

NOTARY PUBLIC

My commission expires:

5/22/2000

This Instrument prepared by:
Patrick W. Pontarelli
Attorney at Law
4353 W. Lawrence Ave.
Chicago IL 60630
773-736-3777

RETURN TO:
Chicago Title Ins. Co.
Attn: Roseanne O'Connor
8501 W. Higgins Suite 420
Chicago, IL 60631

P.I.N. 13-15-106-038-1001 through 13-15-106-038-1030;
13-15-106-008, 13-15-106-009 and 13-15-106-029

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CONSENT OF MORTGAGEE

PARKWAY BANK AND TRUST COMPANY, holder of the Mortgages and Assignments of Rents dated and recorded and identified as follows:

and an Assignment of Rents
Construction Mortgage dated August 2, 1996
and recorded as 966384804 96638481

on the premises described in the Declaration of Condominium Ownership, hereby consents to the execution and recording of the above and foregoing Amendment to Declaration of Condominium and hereby submits said Trust Deeds and Assignments of Rents, to the provisions of the above and foregoing Amendment to Declaration of Condominium, and the Condominium Property Act.

IN WITNESS WHEREOF, the said PARKWAY BANK AND TRUST COMPANY has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Harwood Heights, Illinois on this 30th day of July, 1997.

PARKWAY BANK AND TRUST COMPANY

BY: Paul Sembain AVP

ATTEST:

John Langdon

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AMENDED EXHIBIT "B"

4738 N. Elston

UNIT	PARKING	% INTEREST
101 A	101 A	2.0953
102 A	102 A	2.0953
201 A	201 A	2.0953
202 A	202 A	2.0953
301 A	301 A	2.0953
302 A	302 A	2.0953

4742 N. Elston

101 B	101 B	1.9038
102 B	102 B	2.0953
201 B	201 B	2.0953
202 B	202 B	2.0953
301 B	301 B	2.0953
302 B	302 B	2.0953

4748 N. Elston

101 C	101 C	2.0953
102 C	102 C	2.0953
201 C	201 C	2.0953
202 C	202 C	2.0953
301 C	301 C	2.0953
302 C	302 C	2.0953

4750 N. ELSTON

101 D	101 D	2.0953
102 D	102 D	1.9039
103 D	103 D	2.0953
104 D	104 D	2.0953
201 D	201 D	2.0953
202 D	202 D	2.0953
203 D	203 D	2.0953
204 D	204 D	2.0953
301 D	301 D	2.0953
302 D	302 D	2.0953
303 D	303 D	2.0953
304 D	304 D	2.0953

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AMENDED EXHIBIT "B"

4710 N. Elston

101E	101E	2.0953
102E	102E	2.0953
103E	103E	1.9038
104E	104E	2.0953
105E	105E	2.0953
106E	106E	2.0953
201E	201E	2.0953
202E	202E	2.0953
203E	203E	2.0953
204E	204E	2.0953
205E	205E	2.0953
206E	206E	2.0953
301E	301E	2.0953
302E	302E	2.0953
303E	303E	2.0953
304E	304E	2.0953
305E	305E	2.0953
306E	306E	2.0953

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