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FIRST AMENDMENT TO DECLAR ATION OF PROTECTIVE COVENANTS OF PICKWICK PLACE OWNERS ASSOCIATION

This First Amendment to the Declaration of Protective Covenants of Pickwick Place

Owners Association, made and entered into this 311 day of July, 1917, by the Board

of Directors (hereinafter referred to as the "Board") of the Pickwick Place Owners Association

(hereinafter referred to as the "Association") and approved by not less than seventy-five (75%)

percent of the Owners of the Association.

WITNESSETH:

WHEREAS, by a certain Declaration of Protective Covenants dated March 9, 1978, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on March 23, 1978 as Document No. 24384493 ("Declaration"), certain real estate, legally described in Exhibit "A" attached hereto and forming a part hereof, was declared to be made subject to the Declaration; and

WHEREAS, the Owners, by approving this Amendment, acknowledge and confirm that the covenants, conditions and restrictions in the Declaration are recorded against the Property



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including their Buildings, and are in full force and effect, valid and binding upon them, their Buildings and their ownership interests in the real property subject to the Declaration; and

where AS, the Board has determined, and the Owners agree, that there are certain ambiguities in the Declaration that require technical correction and clarification, and that it would be in the cest interests of the Association and the Owners if the language of the Declaration was altered, as follows: a) the rights of the Owners to amend the Declaration after the expiration of the initial term of the Declaration should be clarified and the language improved to allow for amendment by a vote of the Owners at a meeting of the Owners; b) the Board's action to prohibit dogs should be confirmed and its right to prohibit or allow other pets should be clarified and strengthened, c) the power and authority of the Board over exterior maintenance of the Buildings should be clarified and strengthened to allow the Board to decide what exterior maintenance will be performed by the Board, and d) the power and authority of the Board to enforce the provisions of the Declaration against both the Owners and their tenants should be clarified and strengthened to permit appropriate action against Owners and/or their tenants, including the levy of fines, court order, or otherwise, and the recovery of damages, attorneys fees and costs, and the Board's power to adopt and enforce rules and regulations should also be clarified and strengthened; and

WHEREAS, according to Article X, Section 1 of the Declaration, at any time during the initial twenty (20) year period of the Declaration the provisions of the Declaration may be amended by an instrument signed by not less than seventy-five (75%) of the Owners and recorded in the office of the Recorder of Deeds; and

WHEREAS, the Board and the undersigned Owners deem it necessary and desirable to amend, change, and modify the covenants and conditions of the Declaration as set forth herein; and

NOW, THEREFORE, the Board and the undersigned Owners, being at least seventy-five (75%) percent of the Owners of the Association, do hereby amend, change, and modify the covenants and conditions of the Declaration as follows:

DECLARATION AMENDMENT PART ONE

Section I of Article VIII is hereby deleted in its entirety and the following language is substituted in its place and stead:

Section 1 - Exterior Maintenance The Association shall maintain, repair and replace the Common Properties and shall provide in ited exterior maintenance of each building located within the development as follows: trees, shrubs, grass, walks, streets and parking areas. In addition, the Board shall have the authority, but not the obligation, to furnish other exterior maintenance, repairs, and replacements to the Buildings from time to time, at its sole and absolute discretion. No provision of this Declaration shall be construed to impose a contractual liability upon the Association for maintenance, repair and replacement. The Association's maintenance, repair and replacement responsibilities shall be carried out exclusively by the Board in the exercise of business judgment, taking into consideration the relative needs, resources, risks and benefits to the Association and the Owners as a whole. The Association shall not be liable to the Owners for damages arising our of the Association's failure or refusal to perform maintenance or repair work, or as a result of maintenance or repair work performed by the Association, except for damages resulting directly from wilful misconduct. In addition, no Owner shall have a claim against the Board or Association or another Owner for any work which is ordinarily the responsibility of the Board or Association or which has been assumed by the Board, but which the Owner has performed or paid for, unless the same shall have been agreed to in writing in advance by the Board. Moreover, any Owner who performs or pays for any work which is the responsibility of the Board or Association without prior written approval of the Board shall be deemed to have violated the covenants of this Declaration.

DECLARATION AMENDMENT PART TWO

Section 2 of Article IX of the Declaration is hereby modified by deleting paragraph (h)

thereof in its entirety and substituting the following language in its place and stead:

(h) No birds, animals, insects, livestock, fowl or poultry of any kind shall be raised, bred, or kept on or in any Building, Living Unit, or in the Common Properties, except that a reasonable number of domestic household cats, birds or fish may be kept as pets in Living Units, under sanitary conditions and subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose; and provide i further that any such permitted household pet causing or creating a nuisance or unreasonable disturbance or otherwise kept in violation of the Board's rules or regulations, in the opinion of the Board and at its sole and absolute discretion, shall be permanently removed from the Property upon three (3) days' written notice from the Board. Dogs of every size, type or description are specifically prohibited at all times from any Building, Living Unit or the Common Properties. The Association Board shall have the right and authority to adopt and publish rules and regulations governing pets, and the Board shall have the exclusive right, from time to time and at its sole and absolute discretion, by imposition of rules and regulations or otherwise, to: determine what constitutes a reasonable number of pets; determin; what constitutes a nuisance or unreasonable disturbance; define and determine required sanitary conditions; and determine whether or not a specific animal is a permitted domestic or household pet; all of which determinations shall be final and binding. Permitted household puts must be carried or leashed while on any part of the Common Properties and shall not be fed on or permitted to soil or damage any portion of the Common Properties. The owner cithc net shall be responsible for all damage to property caused by a pet. The Board shall have the power and authority to establish penalties including the imposition of fines, after notice and an opportunity to be heard, for the infraction of this provision or rules and regulations of the Board, which fines shall be and become a part of the assessments to the violating Owners and against their Buildings; but such penalties and fines shall be in addition to all other rights of the Association or Board, legal or equitable, including the remedies included ir. Article X. Section 3 of the Declaration as amended herein, and any other provision of the Declaration or By-Laws or pursuant to law.

DECLARATION AMENDMENT PART THREE

Section 1 of Article X of the Declaration is amended by adding the following sub-paragraph (b) at the end of Section 1:

(b) After the first twenty (20) year period, this Declaration may be amended, changed or modified by an instrument in writing setting forth such amendment, change, or modification, and approved at a meeting of the owners by the affirmative vote of at least seventy-five (75%) percent of the members present in person or by proxy. The instrument

shall be signed and acknowledged by an authorized officer of the Board and shall contain an affidavit by an officer of the Association certifying that such amendment, change or modification was approved at a meeting of the owners by the affirmative vote of at least seventy-five (75%) percent of the members present in person or by proxy. The amendment shall be effective upon the date of recordation in the office of the Recorder of Deeds.

DECLARATION AMENDMENT PART FOUR

Section 3 of Article X of the Declaration is hereby deleted in its entirety and the following language is substituted in its place and stead:

Section 3 - Enforcement and Remedies: The (A) Abatement and Enjoinment. violation of any rule co. egulation adopted by the Board, or the breach of any covenant or provisions contained in the Declaration, shall give the Board the right, in addition to the rights set forth in the next succeeding paragraphs: (i) to enter upon that part of the development where such violation or breach exists and summarily abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist thereon contrary to the intent and the provision hereof, and the Board or its agents, shall not thereby be deemed guilty in any manuer of trespass; or (ii) to enjoin, abate or remedy by appropriate legal proceeding, either at 12 w or in equity, the continuance of any breach against an Owner and/or against any tenant occurring a Living Unit in the Association, including but not limited to an action for mandatory injunction, restraining order, declaratory relief, specific performance, forcible entry & detainer, money damages, and foreclosure of liens. All expenses of the Association in correction with such actions or proceedings including court costs, actual attorneys' fees incurred or paid by the Association, and expenses, and all damages, liquidated or other vise, together with interest thereon at the maximum lawful rate, plus late payment charges and fines imposed by the Board, shall be charged to and assessed against such defaulting Owner an Vor tenant, and shall be added to and deemed part of such defaulting Owner's annual assessment, and the Board shall have a lien for all of the same upon the Lot of such defaulting Owner and upon all of his or her additions and improvements thereto and upon all his or her personal property in the Lot or located elsewhere in the development. The provisions of this Declaration regarding the establishment, priority and foreclosure of the lien by virtue of unpaid assessments shall be applicable to the lien provided for herein. Any and all of such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise by the Board.

(B) Fines. If any Owner (either by his or her own conduct or by the conduct of any occupant of his or her Lot) shall violate any of the covenants, restrictions or provisions of this Declaration, Bylaws, or the rules and regulations adopted by the Board, the Board shall have the authority, after notice and an opportunity to be heard, to levy fines for such violation. All fines levied pursuant to this paragraph

may be charged to and assessed against the defaulting Owner and shall be added to and deemed part of his or her annual assessments, and the Association shall have a lien for all of the same upon the Lot of such defaulting Owner and upon all of his or her additions and improvements thereto and upon all his or her personal property in his or her Lot or located elsewhere on the development. The provisions of this Declaration regarding the establishment, priority and foreclosure of the lien arising by virtue of the nonpayment of charges or assessments shall be applicable to the lien provided for in this Section. However, the Board shall not have the authority to remove an Owner from office, suspend an Owner's voting natus, or suspend the right of an Owner to use the amenities solely due to the failure of an Owner to pay fines assessed hereunder. In the event an Owner is assessed a fine as a result of the conduct of his or her tenant, the Owner may charge back and assess and impose against the tenant the amount thereof as additional rent. In addition, at the sole and absolute discretion of the Board, fines may be levied by the Board, pursuant to this paragraph, directly against a tenant whose conduct is in viciation of rules and regulations of the Board. The authority of the Board to directly assess a fine against the tenant, and the authority of the Owner to chargeback a fine upon his or her tenant as additional rent, shall be deemed to be incorporated in any lease of a Dwelling Unit executed, renewed, or extended after the effective date of this Amendment.

- (C) Retroactive Application Intended. Retroactive application and enforcement of any and all provisions of the Declaration as amended is specifically permitted and intended and shall be enforceable, and the provisions hereof shall not be deemed to have been abrogated or waived by reason of any failure to enforce them, whether in the past or future and irrespective of the number of violations or breaches which have occurred or may occur.
- Authority to Adopt and Enforce Rules and Regulations The Association shall have (D) the right and authority through its Board of Directors to adopt and publish Rules and Regulations governing the use and maintenance of the entire development including the Buildings and Lots; and the personal conduct of the tenants, lessees, and other occupants thereon; governing the parking, storage, and movement of vehicles in the development, including but not limited to the designation of portions of the development for backing as well as no-parking areas, and authorizing the towing of vehicles parked in violation of any of such restrictions or in violation of this Article; governing the use, maintenance and repair of the Common Properties and Facilities, the Buildings and Living Units; governing and restricting the use and occupancy of the Building and Living Units therein; and to establish penalties including the imposition of fines, after notice and an opportunity to be heard, for the infraction thereof, which fines shall be and become a part of the charges assessable to the members and their Lots; but such penalties and fines shall be in addition to all other Association rights, legal or equitable, including the remedies set forth in this Section, as amended, and any other provision of this Declaration. The Rules and Regulations adopted by the Board shall be applicable to all Owners and to all tenants, lessees, and any other occupants of a Living Unit, and shall be deemed to be incorporated

in any lease of a Dwelling Unit executed, renewed, or extended after the effective date of this Amendment. The Board shall be a third party beneficiary of any such lease and shall be entitled to enforce the lease, including termination of the lease or the direct imposition of fines against the tenants, for violation of any provisions of the Board's Rules and Regulations.

(E) Remedies Cumulative. Each right and remedy provision contained herein is cumulative and is not exclusive, but is in addition to any other such provisions contained elsewhere herein or any other rights or remedies as may be available at law or in equity. First ermore, the Board shall have the exclusive right to determine which rights or remedies to apply in any given situation and to utilize any or all of the provisions independently, simultaneously or in any combination the Association chooses. The Association shall be entitled to recover from the defaulting Owner and/or tenants all attorneys' fees, court costs, management costs, and all other expenses incurred in the exercise of its rights and remedies hereunder regardless of which remedy or combination of remedies it pursues.

EFFECTIVE DATE OF AMENDMENT

The effective date of this Amendment shall be the date of recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

RECITALS

The Recitals set forth hereinabove are hereby adopted by the Board and the Owners and are hereby incorporated herein and made a part of this Amendment.

FEES AND COSTS OF AMENDMENT

By approving this Declaration Amendment, the Owners ratify and approve the payment as an Association expense, of all costs and attorneys' fees incurred for the preparation, approval, and recordation of this Amendment.

REMAINING PROVISIONS IN FULL FORCE AND EFFECT

Except as specifically changed, modified, or rescinded herein, the Declaration shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, the members of the Board of Directors of Pickwick Place

Owners Association have hereunto set their hands and seals the day and date first written above.

BOARD OF DIRECTORS OF PICKWICK PLACE

	OWNERS ASSOCIATION
	Roht Al Shelle
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DO OF	Karan Ramery, Secretary
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STATE OF ILLINOIS) S	
COUNTY OF COOK	
I, a Notary Public, in and for the C	
State of Illinois, do hereby certify that	
to me to be the same persons whose name	^
GIVEN my hand and notarial seal	this 31 day of July, 19 47
"OFFICIAL SEAL" }	Notary Bublic
OTTO T. ROHLEDER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/21/98	Notary Public

UNOFFICIAL COPY

	OWNER*	BUILDING ADDRESS:
/	1 Oding	1062-COPPERFIELD
	Printed Name	
	TONY WAPOLT	
	Printed Name	
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	signatures must be acknowledged before a Notary Public.	openy is owned in trust, the trustee should sign. The
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	STATE OF ILLINOIS)	
	COUNTY OF COOK) SS	
	I, a Notary Public, in and for the County of	Look and State of Illinois, do hereby certify
	that	
	W Owners in District Plans Owners Association	normally known to me to be the same
	all Owners in Pickwick Place Owners Association, persons whose names are subscribed to the forego	ing instrument, appeared before the this day in
	person and acknowledged that they signed said ins	trument as their free and voluntar, act for the
	uses and purposes therein set forth.	, C
		day of July , 1987
	GIVEN my hand and notarial seal this 17	day of Joseph 1917
		to 1. Koho
	OTTO T POUT POER	Notary Public
	TOTO T. ROHLEDER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/21/98	

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OWNER*:	BUILDING ADDRESS:
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Printed Name	-
TONY NAPOLI	_
Printed Name	-
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persons whose names are subscribed to the	ciation, personally known to me to be the same foregoing instrument, appeared before me this day in said instrument as their free and voluntary act for the
GIVEN my hand and notarial seal th	nis 17 day of July, 19]7
"OFFICIAL SEAL" } OTTO T. ROHLEDER NOTARY PUBLIC, STATE OF ILLINOIS	Notary Public
MY COMMISSION EXPIRES 5/21/98 \$	

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SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

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	that they signed said instrument as their free and voluntary act for the
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"OFFICIAL SEAL" OTTO T. ROHLEDER NOTARY PUBLIC, STATE OF ILLINOI MY COMMISSION EXPIRES 5/21/98	

OWNER*	BUILDING ADDRESS:
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Given my hand and notarial seal this 9	lay of <u>August</u> 1996.
Mle Notary Public	"OFFICIAL SEAL" GLENDA C. itayLor, Notary Public Cook County, State of Illinois My Commission Expires 12/07/98

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SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*	BUILDING ADDRESS:
Jan Druf	160 classic Rd
Jason Par	
Printed Name Lunder 17 Park	
Linda Park	
Printed Name	
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Notary Public KAREA	McCamman.
My Commission Expires:	
aug. 12, 1999	

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OFFICIAL SEAL"		Dufacia C
		Notary Public "OFFICIAL SEAL"
Notary Fuel c. State of Illinois		JOHN LANDA . }

My Commission Expires 12/27/97

OWNER*		BUILDING ADDRESS:
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Printed Name		
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Given my hand and	i notarial seal this	1th day of July 1996.
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	Notary Pu	OFFICIAL SEAL CAROL G. PROKOP NOTARY PUBLIC, STATE OF ILLINGIS My Commission Expires OCT 101887

OWNER*	BUILDING ADDRESS:
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STATE OF ILLINOIS) COUNTY OF COOK) SS	
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Notary Publ	lic /
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

UNOFFICIAL COPY

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

大小の母子に 内子解的を行る情

OWNER*	BUILDING ADDRESS:
Stew Bach	172 E-Cass'e
CANTO 13:42 13:44.0 Printed Name	
Trined Name	
Ox	
Printed Name	
*All Owners should sign as their names a should sign. All signatures must be acknown	appear of record. If property is owned in trust, the trustee owledged defore a Notary Public.
STATE OF ILLINOIS)) SS COUNTY OF COOK)	
	County of Cook and State of Illinois, do hereby certify that
names are subscribed to the foregoing	ciation, personally known to me to be the same persons whose instrument, appeared before me this day in person and ction as their free and voluntary act for the uses and purposes his day of again 1996.
Notary	Public Milmakes
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

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SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

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OWNER*	BUILDING ADDRESS:
Will We Porish	1196 CUPSIC
Printed Name	+
Op	
Printed Name	
*All Owners should sign as their names appearance should sign. All signatures must be acknowled	of record. If property is owned in trust, the trustee liged before a Notary Public.
STATE OF ILLINOIS)) SS	
COUNTY OF COOK)	
I, a Notary Public, in and for the Cour	nty of Cook and State of Illinois, do hereby certify that
names are subscribed to the foregoing inst acknowledged that they signed said instruction therein set forth.	on, personally known to me to be the same persons whose rument, appeared before me this day in person and as their free and voluntary act for the uses and purposes
Given my hand and notarial seal this $\underline{\prime}$	$\frac{2^{14}}{2^{14}}$ day of $\frac{u_{\alpha}v_{\alpha}}{2^{14}}$ 1996.
$\overline{\mathcal{L}}$	7/08/2/2 M Makey
Notary Pul	olic of
	"OFFICIAL SEAL" MOSTAFA IM. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*	BUILDING ADDRESS
The pop Maken	134 Clarice Dr.
MCCITAFA MAKSY	
Printed Name Fature Mulery	
FATAIA MAKSY	
Printed Name	•
*All Owners should sign as their names appear of recording attires must be acknowledged before (Notary Published).	rd. If property is owned in trust, the trustee should sign. All ic.
04	
STATE OF ILLINOIS) SS	
COUNTY OF ()	
that I a Notary Public, in and for the Cou	anty of the and State of Illinois, do hereby certify
persons whose names are subscribed to the f	iation, personally known to me to be the same foregoing instrument, appeared before me this day in aid instrument as their free and voluntary act for the
OTVERVING Hand and notation scar the	Motary Public
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*	BUILDING ADDRESS:
Rech Berk	122 E(cs):e
SANTO BAMBANO	
Printed Name	
OF	
Printed Name	
*All Owners should sign as their names should sign. All signatures must be ackn	appear of record. If property is owned in trust, the trustee owledged tefore a Notary Public.
STATE OF ILLINOIS)) SS	
I, a Notary Public, in and for the	County of Cook and State of Illinois, do hereby certify that
names are subscribed to the foregoing	instrument, appeared before me this Jay in person and action as their free and voluntary act for the uses and purposes
Given my hand and notarial seal t	his 12 h day of lugust 1996.
	Mestelom Makey
Notary	y Public /
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF JUNDIS

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*	BUILDING ADDRESS:
RICHARD KWIATKOWSKI	1005 DICKENS WAY
Richard Kurotharsh	
Printed Name	
Cintome Kvirlikowski	
Ox	
ANTONIA KWIATKOWSKI	
Printed Name	
*All Owners should sign as their names ap 7 a should sign. All signatures must be acknowled	r of record. If property is owned in trust, the trustee ged before a Notary Public.
STATE OF ILLINOIS)	40 x.
) SS	4
COUNTY OF COOK)	
I, a Notary Public, in and for the Count	y of Cook and State of Illinois, do hereby certify that
	Tie
names are subscribed to the foregoing instr	n, personally known to me to be the same persons whose ument, appeared before me this day in person and as their free and voluntary act for the rule; and purposes
therein set forth.	
Given my hand and notarial seal this	h day of lughi 1996.
	Mospafa M. Makery.
Notary Publ	ic

"OFFICIAL SEAL"
MOSTAFA M. MAKSY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/17/99

OWNER*	BUILDING ADDRESS:
ITU / Prin	1065 Dickenly
Printed Name	
Printed Name	
*All Owners should sign as their names appear of should sign. All signatures must be acknowledged by	
STATE OF ILLINOIS)) SS COUNTY OF COOK)	
	Cook and State of Lithois, do hereby certify that
all Owners in Pickwick Place Owners Association, penames are subscribed to the foregoing instrumer acknowledged that they signed said instruction as the therein set forth.	nt, appeared before me this day in person and eir free and voluntary act for the uses and purposes
Given my hand and notarial seal this 12 th da	y of Afrit 1996.
Notary Public	Mesh 211. 211 wkay
дЧ	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

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SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*	BUILDING ADDRESS:
KAREN RAMIREZ	1101 DICKENS WAY
Primed Name	
FERNAND RAMINEZ	
Printed Name	
*All Owners should sign as their names papear of record signatures must be acknowledged before a Notary Public.	If property is owned in trust, the trustee should sign. All
STATE OF ILLINOIS) SS	4
COUNTY OF)	OUNIL O
I, a Notary Public, in and for the Courthat	nty of and State of Illinois, do hereby certify
person and acknowledged that they signed sai uses and purposes therein set forth.	d instrument as their free and voluntary act for the
GIVEN my hand and notarial seal this	1 / 18/2/ 11 Mikay
	Notary Public
	"OFFICIAL SEAL" MOSTAFA M. IMAKSY NOTARY PUBLIC, STATE OF ILLINOIS

OWNER*	BUILDING ADDRESS:
M362-1634-423	E 1137 DICKENSWAY O
M360-1634-423	8
DAYA MATHUR	
Printed Name	•
Jela Mathur	·
M 360-7804 17	
SARLA MATHUR	
Printed Name	
	names appear of record. If property is owned in trust, the trustee be acknowledged before a Notary Public.
	4
STATE OF ILLINOIS)	
COUNTY OF COOK)	SS
I, a Notary Public, in and	for the County of Cook and State of Llinois, do hereby certify that
SARLA MATHUR_	AND DAYA C MATHUR
all Owners in Pickwick Place Own names are subscribed to the fo	ers Association, personally known to me to be the same persons whose regoing instrument, appeared before me this day in person and d instruction as their free and voluntary act for the uses and purposes
Given my hand and notaria	al seal this 6th day of August 1996.
	Notary Public Notary Public Notary Public Notary Public, State of Riffing State of Riffi

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*		BUILDING	G ADDRESS:	•
				{
	,) (
Printed Name				
7	0,5			
Printed Name				
*All Owners should sign as the should sign. All signatures mu				e trustee
STATE OF ILLINOIS)	SS	70%		
COUNTY OF COOK)				
I, a Notary Public, in a	nd for the County of	Cook and State of Il	linois, do hereby certif	ly that
		4		
all Owners in Pickwick Place C names are subscribed to the acknowledged that they signed therein set forth. Given my hand and not	foregoing instrumer said instruction as the	nt, appeared before eir free and voluntar	me this day in pers	son and
		Morph M	Makay	
	Notary Public	/	0.	
			"OFFICIAL SEA MOSTAFA M. MAKS	L"

MOSTAFA M. MAKSY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/17/99

UNOFFICIAL COPY

OWNER*:	BUILDING ADDRESS:
Makey	1161 Dickiencury
MCSTAFA MAKSY Printed Name	_
Fative Malery	-
FATMA MAKSY Printed Name	
0.5	ord. If property is owned in trust, the trustee should sign. All olic.
STATE OF ILLINOIS)	Ć _O ,
COUNTY OF Cote) SS	
I, a Notary Public, in and for the Co	ounty of and State of Illinois, do hereby certify
persons whose names are subscribed to the person and acknowledged that they signed uses and purposes therein set forth.	ciation, personally known to me to be the same foregoing instrument, appeared before me this day in said instrument as their free and voluntary act for the
GIVEN my hand and notarial seal t	11 htph 717- Makey
	Nótarý Públic "OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99
	7/1//99 }

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*		BUILDING ADDRES	<u>s:</u>
Printed Name			13890
Printed Name			
	Ox		
Printed Name			
*All Owners should sign as thei should sign. All signatures must	r names appear be acknowledge	of record. If property is owned in before a Notary Public.	n trust, the trustee
STATE OF ILLINOIS)	SS	Ung.	
COUNTY OF COOK)			
I, a Notary Public, in and	for the County	of Cook and State of Illinois, do he	ereby certify that
names are subscribed to the facknowledged that they signed satherein set forth.	oregoing instruning instruction as	personally known to me to be the sent, appeared before me this of their free and voluntary act for the	12.v in person and
Given my hand and notar	ial seal this 12th	day of (1996.	
	Notary Public	Joseph M. Maks	¥ .
	2	"OFFICIAL S MOSTAFA M. M NOTARY PUBLIC, STATE (MY COMMISSION EXPIRE	OF ILLINOIS {

UNOFFICIAL COPY

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*:	BUILDING ADDRESS:
Suchard MIELING Ornhand Mieleny Printed Name	132 Claver Ct
Patricia Misiln G Printed Name	
*All Owners should sign as their names appear of record signatures must be acknowledged before a Notary Public	d. If property is owned in trust, the trustee should sign. All c.
STATE OF ILLINOIS) COUNTY OF) SS	
I, a Notary Public, in and for the Couthat	anty of and State of Illinois, do hereby certify
	<u> </u>
all Owners in Pickwick Place Owners Associ persons whose names are subscribed to the for person and acknowledged that they signed sa uses and purposes therein set forth. GIVEN my hand and notarial seal this	oregoing instrument, appeared before me this day in aid instrument as their free and voluntary act for the
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99
Suchard Mu	ly 30

OWNER*	BUILDING ADDRESS:
- Het Porth	133 OLIVE CT
Printed Name	
D _{Ox}	
Printed Name	
*All Owners should sign as their names appear of reconshould sign. All signatures must be acknowledged before	ord. If property is owned in trust, the trustee re a Notary Public.
STATE OF ILLINOIS)) SS	· Dx,
COUNTY OF COOK)	4 0.
I, a Notary Public, in and for the County of Coo	ok and State of Illinois, do hereby certify that
all Owners in Pickwick Place Owners Association, personames are subscribed to the foregoing instrument, acknowledged that they signed said instruction as their therein set forth. Given my hand and notarial seal this 2th day of the control of the	appeared before me this day in person and free and voluntary act for the uses and purposes
Given my maint and notarial scar this 22 day of	
Notary Public	fr M. Makery.
	······································
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*				BUILDIN	G ADDRE	<u>\$\$:</u>	25298
	·/			<u> </u>			
A							
Printed Name	?/ <u>/</u> /						
		Dr.					
Printed Name		6					
*All Owners should sign should sign. All signatu						in trust, th	e trustee
STATE OF ILLINOIS)	SS	Spil				
COUNTY OF COOK	ý			0			
I, a Notary Public	e, in and	l for the Cou	inty of Cook and	d State of	Ninois, do	hereby certi	fy that
all Owners in Pickwick P names are subscribed t acknowledged that they s therein set forth.	to the f signed sa	oregoing ins id instructio	strument, appear on as their free a	ared befor nd volunta	e me this	day in per	rson and
Given my hand a	nd notar	ial seal this	/2.4 day of (4	λα ^[4] /1996.			
			Mosta	m.	Makes		•
		Notary Pu	ıblic / 50 //		(
			√	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	" O F F I C I MOSTAFA IOTARY PUBLIC	AL SEAL AM. MAKSY STATE OF ILLING	DIS }

UNOFFICIAL COPY

OWNER*:	BUILDING ADDRESS :
Charles And	DOTY COPPERFIELD
R. CHARLES HANLON	-
Printed Name Printed Name Autor La Wanton	<i>1</i>
JUDITH L. HAMLON	
Printed Name	•
*All Owners should sign as their names ar pear of reco signatures must be acknowledged before a Notary Pub	ord. If property is owned in trust, the trustee should sign. All lic.
STATE OF ILLINOIS)	
COUNTY OF COOK) SS	
I, a Notary Public, in and for the Co that	ounty of COOK and State of Illinois, do hereby certify ON R. Charles HANLON
	T ₁ 0
persons whose names are subscribed to the person and acknowledged that they signed uses and purposes therein set forth.	foregoing instrument, appeared before the same said instrument as their free and voluntary act for the
GIVEN my hand and notarial seal th	nis 872 day of July, 1994
	margaret R. Sundher
OFFICIAL SEAL MARGARET R. SUNDBERG NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9-6-99	Motary Public

UNOFFICIAL COPY

OWNER*	BUILDING ADDRESS:
KAREN RAMIREZ, TRUS	TEE 1132 COPPERFIELD
Karen Paris Sust	L.
Frinted Name 7	
0	
Q/X,	
Printed Name	
*All Owners should sign as their names ar pear of signatures must be acknowledged before a Notary	record. If property is owned in trust, the trustee should sign. All Public.
STATE OF ILLINOIS)	
STATE OF ILLINOIS) SS	46
COUNTY OF)	OUNT.
	County of and Starz of Illinois, do hereby certify
that	
	7.0
persons whose names are subscribed to t	ssociation, personally known to me to be the same the foregoing instrument, appeared before me this day in sed said instrument as their free and voluntar, act for the all this 12th day of lagar, 19 Notary Public Notary Public
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

UNOFFICIAL COPY

OWNER*:	BUILDING ADDRESS:
Tipstefa Whiteny	111/4 Copperficté face
Printed Name	-
Falson Makry	
FAT11A 214/CSY Printed Name	
*All Owners should sign as their names appear of reco signatures must be acknowledged before a No ary Publ	rd. If property is owned in trust, the trustee should sign. All ie.
0/	
STATE OF ILLINOIS) COUNTY OF () SS	OUDZ,
I, a Notary Public, in and for the Co- that cost of Malace	unty of reck and State of Illinois, do hereby certify
persons whose names are subscribed to the	foregoing instrument, appeared before me this day in said instrument as their free and voluntary act for the
GIVEN my hand and notarial seal th	is 3 day of ft, 1976
	Notary Public
	"OFFICIAL SEAL" MOSTAFAM, MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

UNOFFICIAL COPY

SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*:	BUILDING ADDRESS
Maple Minkry	II Presente is.
Printed Name	
For Mileny	
Printed Name	
*All Owners should sign as their ian es appear of record. signatures must be acknowledged before a Notary Public.	If property is owned in trust, the trustee should sign. All
004	
STATE OF ILLINOIS) SS COUNTY OF (set ())	
	y ofand State of Illinois, do hereby certify
that 11 to find the design	and then I hay
	ion, personally known to me to be the same egoing instrument, appeared borons me this day in a linstrument as their free and voluntary act for the
GIVEN my hand and notarial seal this	3th day of Sept., 1976 7/10/1/2/2 71/1/2017 Notary Public
	~~~~~
	MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/00

10 2203:112				
OWNER*			ADDRESS:	
- land he land		135 1	ichmick gr.	
MANK W. CORNADO				9/5/
Printed Name				<i>ن</i> ن
Parole a Corredo				ď
CAMOLE A. COMMANO Printed Name	2			
	0/	• •		
*All Owners should sign as their nan should sign. All signatures must be a	nes appear of reco cknowledged befo	ord. If property re a Notary Publi	is owned in trust, th	e trustee
STATE OF ILLINOIS)	4	771		
COUNTY OF COOK) SS		C		
I, a Notary Public, in and for t	the County of Coo	ok and State of ill	inois, do hereby certi	fy that
MARK M. CORPA	no Anh	CAHOLE A	S COLHADO	
all Owners in Pickwick Place Owners and names are subscribed to the foregonacknowledged that they signed said institute therein set forth.	ing instrument,	appeared before	me this day in per	son and
Given my hand and notarial se	al this 🔀 day o	1996.		
	Muler	1/1/		•
No	tary Public	~~~~	······································	i
		BARB	FICIAL SEAL ARA A KININMONTH PUBLIC, STATE OF ILLINOIS	
	37	\	MISSION EXPIRES:08/31/39	

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OWNER*	BUILDING ADDRESS
Marja Michary	163 Produce By.
Printed Name	
FATILA MAKSY	
Printed Name	
*All Owners should sign as their names appear of record signatures must be acknowledged before a Notary Public	d. If property is owned in trust, the trustee should sign. All
STATE OF ILLINOIS) COUNTY OF (1) SS	COUPY
	nty of Cikane State of Illinois, do hereby certify
II O	, , , , , , , , , , , , , , , , , , ,
persons whose names are subscribed to the fo	ation, personally known to me to be the same oregoing instrument, appeared before me this day in aid instrument as their free and voluntary act for the
GIVEN my hand and notarial seal this	s 30 day of
	Notary Public Ni 11/16 Esy
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

UNOFFICIAL COPY

OWNER*:	BUILDING ADDRESS:
hhitlat Freght	175 Pickewick
KHATTAD TOSEFAT Printed Name	
6	
Printed Name	
*All Owners should sign as their names appear of recorsignatures must be acknowledged before a Notary Public	d. If property is owned in trust, the trustee should sign. All e.
0/	
STATE OF ILLINOIS)	
COUNTY OF (Fite) SS	
I, a Notary Public, in and for the Couthat	unty of and State of Illinois, do hereby certify
persons whose names are subscribed to the f person and acknowledged that they signed suses and purposes therein set forth.	iation, personally known to me to be the same oregoing instrument, appeared before me this day in aid instrument as their free and voluntary act for the
GIVEN my hand and notarial seal th	is 2 day of Jept, 1996
	Notary Public
	~~~~~~
	"OFFICIAL SEAL" MOSTAFA M. MAKSY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/17/99

# **UNOFFICIAL COPY**

## SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*:	BUILDING ADDRESS:
Mistafa Malery	187 Probavele Dr.
Princed Name	
Fatric Milery	
FATNA NAKSY Printed Name	
*All Owners should sign as their names appear of record. signatures must be acknowledged before a Notary Public	If property is owned in trust, the trustee should sign. All
STATE OF ILLINOIS )	
COUNTY OR CELE ) SS	
I, a Notary Public, in and for the Count that	y of Cick and State of Illinois, do hereby certify
	ion, personally known to me to be the same egoing instrument, appeared before me this day in instrument as their free and voluntary act for the
GIVEN my hand and notarial seal this	3. th day of Sept. 1996
~	Notary Public
	"OFFICIAL SEAL"  MOSTAFA M. MAKSY  NOTARY PUBLIC, STATE OF ILLINOIS  MY COMMISSION FYPIPES OF ILLINOIS

# **UNOFFICIAL COPY**

# SIGNATURE PAGES OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

OWNER*	BUILDING ADDRESS
Mult 15	1029 Diekous wai
MUSIAFAM FARCOCT	1029 DICKENS OF
Printed Name  Alw Manton	
RUHI NO FAROUD / Printed Name	
*All Owners should sign as their parties appear of record signatures must be acknowledged before a Notary Public	I. If property is owned in trust, the trustee should sign. All
904	
STATE OF ILLINOIS ) ) SS	
COUNTY OF COK )	
I, a Notary Public, in and for the Countries that	nty of Cox and State of Illinois, do hereby certify
	oregoing instrument, appeared before me this day in it instrument as their free and voluntary act for the
GIVEN my hand and notarial seal this	day of July, 19]?
"OFFICIAL SEAL" OTTO T ROHLEDER OTARY PUBLIC, STATE OF ILLINOIS	Notary Public

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# **UNOFFICIAL COPY**

OWNER*:	BUILDING ADDRESS:
Chul of 10 L	169. TLIVERCT.
MUSTAPA M. FAROLOG	TI
Printed, Name  Unfort	
Printed Name  Printed Name	) ,
*All Owners should sign as their names appear of reconsignatures must be acknowledged before a Netary Publi	d. If property is owned in trust, the trustee should sign. All c.
0/	
STATE OF ILLINOIS ) SS	
COUNTY OF COOK )	
	inty of CO Can't State of Illinois, do hereby certify
that	©
	7/
persons whose names are subscribed to the f	iation, personally known to the to be the same oregoing instrument, appeared hefore me this day in aid instrument as their free and voluntary act for the
GIVEN my hand and notarial seal thi	is 17 play of JULY, 1927
······································	LOS I. Kall
"OFFICIAL SEAL"	Notary Public
OTTO T ROHLEDER  OTARY PUBLIC, STATE OF ILLINOIS  AY COMMISSION EXPIRES 5/21/98	•
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	

STATE OF ILLINOIS

COUNTY OF COK

SS

Affidavit of Secretary

I, being first duly sworn on oath, depose and state that I am the Secretary of the Pickwick Place Owner. Association and that, according to the books and records of said Association and as of the date hereof, the foregoing represents the signatures of at least seventy-five (75) percent of the Owners of the Association.

BOAPD OF DIRECTORS OF PICKWICK PLACE OWNERS ASSOCIATION

CORPORATE SEAL

* のであるというようのはない

SUBSCRIBED and SWORN to before me

this 31 day of July 1997

Notary Public

" O F F I C I A ! S E A L "
OTTO T. ROHL EDER
NOTARY PUBLIC, STATE OF ILL MOIS
MY COMMISSION EXPIRES 5, 21/93

EXHIBIT A

LEGAL DESCRIPTION

LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.:	
07-27-302-007-000	07-27-302-030-0000
07-27-302-008-0006	07-27-302-031-0000
07-27-302-009-0000	07-27-302-032-0000
07-27-302-010-0000	07-27-302-033-0000
07-27-302-011-0000	07-27-302-034-0000
07-27-302-012-0000	07-27-302-035-0000
07-27-302-013-0000	07-27-302-036-0000
07-27-302-014-0000	07-27-302-037-0000
07-27-302-015-0000	07-27-302-038-0000
07-27-302-016-0000	07-27-302-039-0000
07-27-302-017-0000	07-27-302-040-0000
07-27-302-018-0000	07-27-302-041-0000
07-27-302-019-0000	07-27-302-042-0000
07-27-302-020-0000	07-27-302-0 (3-0000
07-27-302-021-0000	07-27-302-044-0000
07-27-302-022-0000	07-27-302-045-0006
07-27-302-023-0000	07-27-302-046-0000
07-27-302-024-0000	07-27-302-047-0000
07-27-302-025-0000	07-27-302-048-0000
07-27-302-026-0000	07-27-302-049-0000
07-27-302-027-0000	07-27-302-050-0000
07-27-302-028-0000	07-27-302-051-0000
07-27-302-029-0000	07-27-302-052-0000

This document prepared by AND MAIL TO:

Jeffrey A. Goldberg Attorney at Law 575-E Toligate Road Elgin, IL 60123-9321 (847) 931-2436