

SECOND AMENDMENT
TO THE
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS,
COVENANTS AND BY-LAWS
FOR THE ESSEX IN EVANSTON
CONDOMINIUM ASSOCIATION



MAIL TO:
NICKOLAS DALLAS
ATTORNEY AT LAW
8415 KARLOV AVENUE
SKOKIE, ILLINOIS 60076-2182

WHEREAS, the Board of Managers and the Owners of the Essex in Evanston Condominium Association, an Illinois Not-For-Profit Corporation, desire to promote and protect the cooperative aspect of ownership and to further enhance and perfect the value, desirability and attractiveness of the property; and

WHEREAS, pursuant to the Illinois Condominium Property Act, Chapter 30, Sections 317 and 327, of the Illinois Revised Statutes, and Article XII, Section 8 of the Declaration of Condominium Ownership of the Essex in Evanston Condominium Association, the Board of Managers and Owners retain the right to make amendments to the Declaration of Condominium Ownership; and

WHEREAS, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the Essex in Evanston Condominium Association,

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

OK Per Stanley Sue

7 Pg

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formerly known as the "900 Greenwood Condominium", is dated December 1st, 1977, and was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 6th day of December, 1977, as Document Number 24225503, as amended by Document Number 24366992, and therein submitted the following described real estate in the City

of Evanston, County of Cook and State of Illinois, to the Illinois Condominium Property

Act, to-wit: *THE ESSEX IN EVANSTON CONDOMINIUM*
UNITS NO. 900-6, 900-1, 900-2, 900-3, 902-1, 902-2, 902-3, 906-1, 906-2, 906-3, 908-1, 908-2, 908-3, 910-1, 910-2, 910-3, 912-1, 912-2, & 912-3, ALL IN

The East 156 feet of the North 100 feet of Block 41 in the City of Evanston, a Subdivision of the East Half of the Southeast Quarter of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian and part of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. - 11-18-328-018-1001 THROUGH 11-18-328-018-1019.

NOW, THEREFORE, pursuant to the power reserved in Article XII, Section 8, of the Declaration of Condominium Ownership, the Board of Managers and the Unit Owners of the Essex in Evanston Condominium Association hereby amend the Declaration of Condominium Ownership in the following respects:

- 1. Definitions. Article I, Section 1, of the Declaration of Condominium

Ownership shall be hereby amended to include the following additional term:

Limited Common Elements:

A portion of the Common Elements so designated in this Declaration, or the Plat of Survey, as being reserved for the use of a certain Unit or Units to the exclusion of other Units. Any portion of the Common Elements which by the terms of this Declaration or by its nature or location is clearly intended to serve exclusively a certain Unit or Units (but less than all of the Units) or the owner or owners thereof shall be deemed a Limited Common Element.

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All terms used herein, if not otherwise defined, shall have the same meanings assigned to them in the Declaration of Condominium Ownership and the Illinois Condominium Property Act, as amended.

2. Limited Common Elements. Article III, "COMMON ELEMENTS", is hereby amended to include two (2) additional sections, identified as Section 3 and Section 4, which shall be as follows:

3. Limited Common Elements. The Limited Common Elements are such parts of the Common Elements serving exclusively a single Unit or adjoining Units as an inseparable appurtenance thereto, as designated as such in this Declaration, included in the Plat of Survey, or which by the nature or location hereof, or by the terms of this Declaration, are clearly intended to be reserved for or for the use of one or more Units to the exclusion of other Units. The Limited Common Elements appertaining to, or designated or reserved for or for the use of, or serving any Unit (alone or in conjunction with other Units) are hereinafter from time to time referred to as the Limited Common Elements of such Unit. The Limited Common Elements shall include, but not be limited to, the following (a) the interior surface of the perimeter walls, ceilings and floors which define the boundary planes of a Unit; (b) perimeter doors and windows, including skylights, which serve exclusively a single Unit; (c) any system or component part thereof (including, without limitation, fireplace flues and chimneys, fittings, housings, ducts, flues, shafts, electrical wiring and conduits) which serves a Unit exclusively, to the extent that such system or component part is located outside the boundaries of a Unit; and (d) ceilings and floors separating different levels in a multi-level Unit.

4. Use of Limited Common Elements. Each Unit Owner and Occupant shall have the right to (a) the exclusive use and possession of the Limited Common Elements serving exclusively the Unit or such Unit Owner or Occupant, which right shall be appurtenant to and shall run with title to such Unit, and shall not be separated from such Unit, and (b) the use and possession of the Limited Common Elements serving the Unit of such Unit Owner or Occupant in common with one or more (but not all) other Units, which use and possession shall be to the exclusion of all other persons except the Unit Owner or Occupant of any such other Unit to which such Limited Common Elements shall respectively appertain. The use of Limited Common Elements may be transferred between Unit Owners at their expense in accordance with the Act or as expressly provided in this Declaration.

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3. Continuation. Except as specifically amended hereby, the Declaration of Condominium Ownership shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of Managers acknowledge that this Second Amendment was approved by a unanimous vote of the Board, and the following Owners have signed acknowledged and approved this Amendment on this 11th day of September, A. D. 1997.

Betty Cornell

MJ Nowak

Jim Bomba

W. W. Taylor

Walter Smith

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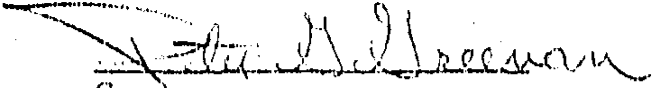
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UNIT
NUMBER

PERCENTAGE OF
UNIT OWNERSHIP

900-G

4.1746%


Greenan

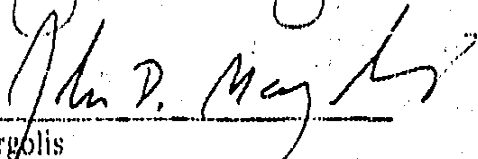
900-1

5.2867%


Taylor

900-2

5.2867%


Margolis


900-3

5.2867%


Nowak

902-1

5.8025%


Rutstein

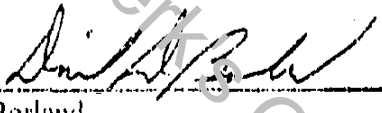
902-2

5.8025%


Rifas

902-3

5.8025%


Borland

906-1

5.6816%


Doyle

906-2

5.6816%

Garza

906-3

5.6816%


Beck

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<u>UNIT NUMBER</u>	<u>PERCENTAGE OF UNIT OWNERSHIP</u>	
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908-1	5.5405%	<u>Susan K. Terp</u> Terp
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908-2	5.5405%	<u>Katharine A. Koestring</u> Koestring
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908-3	5.5405%	<u>Karen Conway</u> Conway
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910-1	4.2713%	<u>Rene Jaworski</u> Jaworski/Tarasovich
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910-2	4.2713%	<u>Mareen Schak</u> Schak
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910-3	4.2713%	<u>Susanne Simmons</u> Simmons
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912-1	5.3592%	<u>Lew H. Schoenhofen</u> Schoenhofen
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912-2	5.3592%	<u>Beth Cornell</u> Cornell
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912-3	5.3592%	<u>Grenier</u>
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100.00%

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Nickolas Dallas, a Notary Public in and for Cook County, in the State of Illinois, DO HEREBY CERTIFY that the Board of Managers and the Unit Owners of the Essex in Evanston Condominium Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act.

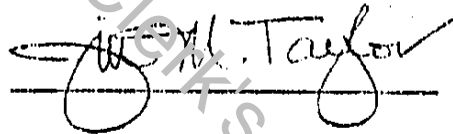
Signed and Sealed this 29th day of September, 1997.



Notary Public



I, Jill M. Taylor, Secretary of the Board of Managers of the Essex in Evanston Condominium Association, do hereby certify that I mailed a copy of this Amendment by Certified Mail to all mortgagees having bona fide liens of record against a Unit or Ownership not less than ten (10) days prior to the date affixed hereto.



Jill M. Taylor

Subscribed and Sworn to Before Me
this 29th day of September, 1997.



Notary Public



Prepared By:
Nickolas Dallas, P.C.
Attorney Number 24304
8415 Karlov Avenue
Skokie, Illinois 60076-2102
(847) 982-0172

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