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FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE ASHLIE MANOR CONDOMINIUMS

This First Amendment to the Declaration, dated this 22nd day of January, 1997, is made by The Chicago Trust Company, formerly Chicago Title and Trust Company, as successor in interest to First State Bank and Trust Company of Park Ridge, as Trustee under Trust Agreement dated April 21, 1987 and known as Trust No. 1776 (herein the "Trustee").

RECITALS

- A. Pursuant to that certain Declaration of Condominium Ownership And By-Laws, Easements, Restrictions and Covenants for the Ashlie Manor Condominiums (the "Declaration"), recorded in the office of the Recorder of Deeds of Cook County, Illinois on October 28, 1996, as Document No. 96819015, The Trustee submitted certain real estate (the "Property") more particularly described in Exhibit "A", a copy of which is attached hereto and incorporated herein as if fully set forth herein, to the provisions of the Illinois Condominium Property Act (the "Act").
B. Pursuant to Article IV of said Declaration, the Trustee has reserved the right and option to add certain additional property to the Condominium.
C. Acting pursuant to the provisions of Article IV of the Declaration, the Trustee intends to add certain improved real property as described in Exhibit "B", a

96-583(JB)

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PLAT WITH THIS DOCUMENT

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copy of which is attached hereto and incorporated herein as if fully set forth herein.

NOW, THEREFORE, the Trustee, as the title holder of the property described in **Exhibit "B"** hereto does hereby submit said real property to the terms and conditions of the Declaration and the Act and hereby amends the Declaration as follows:

1. That the property identified as **Exhibit "B"** hereto, is hereby added to the Property (as defined in the Declaration) and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with, and to be governed in all respects by, the terms and provisions of the Declaration.
2. That **Exhibit "A"** to the Declaration setting forth the Plat of Survey of the Real Estate which has heretofore been submitted to the Act, is hereby amended in conformity with the survey attached hereto as **Exhibit "C"**.
3. That **Exhibit "B"** to the Declaration setting forth the percentage of Interest of each of the Units in the Common Elements, is hereby amended in its entirety in conformity with **Exhibit "D"**, a copy of which is attached hereto and incorporated herein as if fully set forth herein.
4. That the additional Common Elements contained in the property which has been added by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of the Units heretofore

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conveyed, all as set forth in the Declaration, which is hereby reaffirmed and ratified as to said Common Elements.

5. That all General Provision as to Units and Common Elements contained in the Declaration shall apply to the property submitted hereby.
6. That except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the said The Chicago Trust Company, formerly Chicago Title and Trust Company, as successor in interest to First State Bank and Trust Company of Park Ridge, as Trustee aforesaid and not individually, has caused its corporate seal to be affixed hereunto and has caused its name to be signed to this document by its

ASST. VICE PRESIDENT, and attested by its Asst. Secretary,
this 26th day of February, 1994.

~~Attached execution rider to incorporated form~~



THE CHICAGO TRUST COMPANY,
FORMERLY CHICAGO TITLE AND
TRUST COMPANY, AS SUCCESSOR IN
INTEREST TO FIRST STATE BANK
AND TRUST COMPANY OF PARK
RIDGE, AS TRUSTEE AS AFORESAID
AND NOT INDIVIDUALLY

By: [Signature]
as Its: ASST. VICE PRESIDENT

Attest: [Signature]
Title: Asst. Secretary

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EXCULPATORY CLAUSE FOR THE CHICAGO TRUST COMPANY, AS TRUSTEE

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against The Chicago Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

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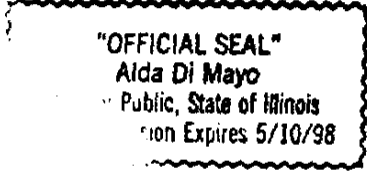
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SUSAN BECKER, of THE CHICAGO TRUST COMPANY, FORMERLY CHICAGO TITLE AND TRUST COMPANY, AS SUCCESSOR IN INTEREST TO FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE, an Illinois Banking Association ("Bank"), and

Kenneth J. Mihal of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as ASST. VICE PRESIDENT and ASST. SECRETARY,

respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Alda Di Mayo then and there acknowledged that she/he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of February, 1997.



Alda Di Mayo
NOTARY PUBLIC

My commission expires:

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CERTIFICATE

The undersigned hereby certify that prior to the execution by the undersigned or its agent of any agreement for the sale of a Unit, as that term is defined in the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the **ASHLIE MANOR CONDOMINIUMS**, a copy of a notice of intent to submit the Property to the Illinois Condominium Property Act as that term is described in said Act was furnished to all persons, if any, who were tenants in the building, as that term is defined in said Act, as of the date the notice was furnished.

MIRRO DEVELOPMENT, INC., an Illinois corporation

BY: [Signature]

ITS: President

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CERTIFICATION

The Uptown National Bank of Chicago, a National Banking Association, as mortgagee pursuant to those certain Mortgages, dated August 31, 1995, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Documents Number 95-594415 and 95-594417, hereby consents to the execution and recording of the within First Amendment to the Declaration of Condominium of the Ashlie Manor Condominiums.

IN WITNESS THEREOF, the said Uptown National Bank of Chicago, a National Banking Association, has caused this instrument to be signed by its duly authorized officers on its behalf, all done in Chicago, Illinois, this 20 day of February, 1997.

UPTOWN NATIONAL BANK OF CHICAGO, a
National Banking Association

By:

Its:

Robert A. Walker
Assistant Vice President

ATTEST
[Signature]
Its: LOAN REPRESENTATIVE.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Jeannine D. Johnson, a Notary Public in and for said

County, in the State aforesaid, do hereby certify that Robert A. Walker, of

UPTOWN NATIONAL BANK OF CHICAGO, a National Banking Association ("Bank").

and Celso R. Rivera of said Bank, who are personally known to

me to be the same persons whose names are subscribed to the foregoing instrument as

Assistant Vice President and Loan Representative,

respectively, appeared before me this day in person and acknowledged that they signed and

delivered the said instrument as their own free and voluntary act and as the free and

voluntary act of said Bank for the uses and purposes therein set forth; and the said

_____ then and there acknowledged that she/he, as

custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said

instrument as his/her own free and voluntary act and as the free and voluntary act of said

Bank for the uses and purposes therein set forth.

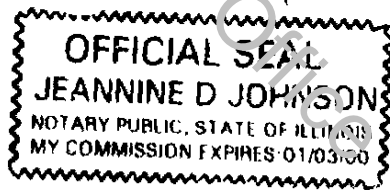
GIVEN under my hand and notarial seal this 20th day of February, 19 97.

Jeannine D. Johnson

NOTARY PUBLIC

My commission expires:

1-03-00



DOCUMENT PREPARED BY AND MAILED TO:

Sara A. McNear, Esq.
Laser, Pokorny, Schwartz, Friedman & Economos, P.C.
205 N. Michigan Avenue, #3800
Chicago, Illinois 60601

P.I.N.'s 14-07-423-033-0000

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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 37.56 FEET EXCEPT THE NORTH 3.33 FEET OF LOT 7 AND LOT 8 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 7 AS CONDEMNED FOR WIDENING OF ASHLAND AVENUE), IN BLOCK 2 IN INGLEDEW'S ADDITION TO RAVENSWOOD SUBDIVISION OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (WEST OF GREEN BAY ROAD) IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

LEGAL DESCRIPTION

LOT 7 (EXCEPT THE WEST 37.56 FEET THEREOF AND EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 7 AS CONDEMNED FOR WIDENING OF ASHLAND AVENUE) AND THE NORTH 3.33 FEET OF THE WEST 37.56 FEET OF LOT 7, ALL IN BLOCK 2 IN INGLEDEW'S ADDITION TO RAVENSWOOD SUBDIVISION OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (WEST OF GREEN BAY ROAD) IN COOK COUNTY, ILLINOIS.

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EXHIBIT "D"

<u>Unit No.</u>	<u>Percentage Interest</u>
4862-G	2.4248
4862-1W	3.7720
4862-2W	3.7720
4862-3W	3.7720
4862-1E	3.5025
4862-2E	3.5025
4862-3E	3.5025
4864-1W	4.3108
4864-2W	4.3108
4864-3W	4.3108
4864-1E	4.0414
4864-2E	4.0414
4864-3E	4.0414
4866-1W	4.0360
4866-2W	4.0899
4866-3W	4.2515
4866-1E	4.0360
4866-2E	4.1437
4866-3E	4.1977
4868-1W	3.8743
4868-2W	4.0899
4868-3W	4.1977
4868-1E	3.6589
4868-2E	3.7666
4868-3E	3.9282
4868-G	2.4248