

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR  
VALLEY LO CONDOMINIUM NO. 1**

This First Amendment to Declaration of Condominium Ownership and of Easements,  
Restrictions and Covenants for Valley Lo Condominium No. 1 is made and entered into this 28 th  
day of February, 1997, by the Board of Directors of Valley Lo Condominium No. 1  
("Board")

**WITNESSETH:**

A The Board and the Unit Owners desire to amend the Declaration of Condominium  
Ownership and of Easements, Restrictions and Covenants for Valley Lo Condominium No. 1  
("Declaration"), recorded in the Office of the Registrar of Titles of Cook County, Illinois, as  
Document No 2356107, the governing document of Valley Lo Condominium No 1 ("Association"),  
located in Glenview, County of Cook, Illinois (See legal description attached hereto as "Exhibit "A"  
and made a part hereof), hereinafter the "Property"; and

B The Board and the Unit Owners desire to amend Article VII, Section 7.01(e) of the  
Declaration to prohibit the raising, breeding, or the keeping of dogs in any Unit or in the Common  
Elements prospectively, and

C The Board and the Unit Owners desire to amend Article V, Section 5.04(b) to hold  
annual meetings on the second Tuesday of November, and

D The Board and the Unit Owners desire to amend a scrivener's error contained in Article  
XIV, Section 14.05(b) so that common expenses are divided into 132 equal portions, and

AFTER RECORDING, MAIL TO  
BARRY GLAZER  
ROBBINS, SALOMON & POST  
25 E. WASHINGTON, SUITE 1000  
CHICAGO, IL 60602

A  
P  
V  
M

97185542 97185542  
RECORDING FEE \$ 41.00  
DATE 3/18/97 COPIES 6  
SM

# UNOFFICIAL COPY

E Article XIII, Section 13.08 of the Declaration requires that (i) the provisions of the Declaration be amended by a written instrument, (ii) the Amendment be signed and acknowledged by the Board and approved by the Unit Owners having, in the aggregate, at least seventy-five percent (75%) of the total vote for that purpose, (iii) an affidavit be signed by an officer of the Board certifying that all mortgagees have been notified by certified mail of said Amendment not less than ten (10) days prior to the date of such affidavit, as set forth in the Secretarial Certification, attached hereto as "Exhibit B" and made a part hereof, and (iv) the instrument setting forth such Amendments shall be effective upon recording of the instrument in the Office of the Recorder of Deeds of Cook County, Illinois, and

F The Amendments to the Declaration set forth below have been approved by seventy-five percent (75%) of the total vote, as set forth on the Secretarial Certification attached as "Exhibit B" and made a part hereof

**NOW, THEREFORE,** the Declaration is hereby amended as follows

1 Article VII, Section 7.01(e) of the Declaration is deleted, and the following is inserted in its stead

"No animals, including but not limited to dogs, shall be raised, bred or kept in any Unit or in the Common Elements, except for cats, fish, small birds and gerbils and hamsters, and similarly sized caged animals of a type customarily kept as household pets in multi-unit condominium projects, owned as household pets by Unit Owners, subject to the rules and regulations of the Board, provided that they are not kept, bred or maintained for a commercial purpose. If any pet, because of noise, damage to the Property or complaints of other Unit Owners, becomes an annoyance, the Board may request the Unit Owner to, and the Unit Owner shall at his own expense, remove such pet from the Property within three (3) days of notice provided pursuant to the Declaration."

2 The words "first Tuesday of April" contained in Article V, Paragraph 5.04(b) are deleted and the words "second Tuesday of November" are inserted in their place and stead

97135541

# UNOFFICIAL COPY

3 The words and numbers "one hundred thirty-four (134) contained in Article XIV, Paragraph 14.05(b) are deleted and the words and numbers "one hundred thirty-two (132)" are inserted in their place and stead

4 Except as expressly set forth herein, the Declaration shall remain in full force and effect

5 This Amendment may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument

IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first above written

Board of Directors of  
Valley Lo Condominium No. 1

By: [Signature]  
Its: President/Secretary

97185542  
97185542

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT "A"  
TO  
FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF  
EASEMENTS, RESTRICTIONS AND COVENANTS FOR  
VALLEY LO CONDOMINIUM NO. 1

## LEGAL DESCRIPTION

That part of Lot 2, in Valley Lo-Unit One, being a Subdivision in Section 26, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at the southeast corner of said Lot 2 and running thence northwestwardly along the southwesterly line of said Lot 2, being here a curved line convex to the southwest and having a radius of 272.91 feet, a distance of 131.04 feet; thence continuing northwestwardly along said southwesterly line of Lot 2, being here a straight line, a distance of 187.69 feet; thence east along a straight line, a distance of 211.40 feet to a point on the east line of said Lot 2, which point is 233.82 feet north from the point of beginning and thence south along said east line of Lot 2, said distance of 233.82 feet to the point of beginning.

PIN 04-26-103-029-1001, 04-26-103-029-1002, 04-26-103-029-1003, 04-26-103-029-1004, 04-26-103-029-1005, 04-26-103-029-1006, 04-26-103-029-1007, 04-26-103-029-1008, 04-26-103-029-1009, 04-26-103-029-1010, 04-26-103-029-1011, 04-26-103-029-1012, 04-26-103-029-1013, 04-26-103-029-1014

Common Address Units 1B, 1C, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 4C and 4D  
1815-1817 Tanglewood, Glenview, Illinois

971655542

971655542

# UNOFFICIAL COPY

**EXHIBIT "B"  
TO  
FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF  
EASEMENTS, RESTRICTIONS AND COVENANTS FOR  
VALLEY LO CONDOMINIUM NO. 1**

### SECRETARIAL CERTIFICATION

State of Illinois )  
                          ) ss  
County of Cook )

I, Stephen J. Miller, being duly sworn on oath, state that I am the duly elected Secretary of Valley Lo Condominium No. 1.

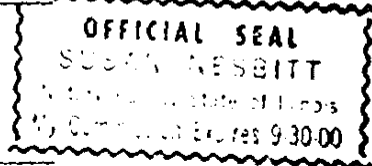
I hereby certify that on the 22nd day of January, 1997, a copy of the foregoing First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Valley Lo Condominium No. 1 was mailed by certified mail to all first mortgagees of Unit Ownerships in Valley Lo Condominium No. 1.

*Stephen J. Miller*  
Secretary of Valley Lo Condominium No. 1

Subscribed and Sworn to before me  
this 24 day of Feb, 1997

*Susan Nesbitt*  
Notary Public

My Commission Expires \_\_\_\_\_



Property of Cook County Clerk's Office

9-11-95 5:12

9-11-95 5:12

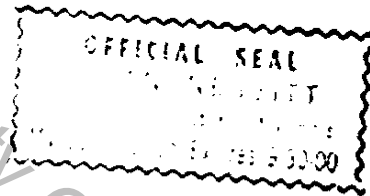
# UNOFFICIAL COPY

State of Illinois )  
                          ) ss  
County of Cook    )

I, SUSAN ROBERT, a Notary Public in and for the county and state aforesaid, do hereby certify that Stephen R. Miller, personally known to me to be the same person whose name is subscribed to the foregoing First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Valley Lo Condominium No. 1, as the President of the Board of Directors, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act and as the free and voluntary act of the Board of Directors of Valley Lo Condominium No. 1 for the uses and purposes set forth therein

Given under my hand and notarial seal this 28 day of Feb., 1997

Susan Robert  
Notary Public



Property of Cook County Clerk's Office

971135512  
981135512

# UNOFFICIAL COPY

APPROVED:

1 1817 (1B) Tanglewood Drive

JOSEPH R. RIBORDY, and his successors,  
as Trustee, under Agreement dated  
May 31, 1995

By Joseph R. Ribordy  
Its Trustee

2 1817 (2A) Tanglewood Drive

Stephen R. Miller  
STEPHEN R. MILLER

Marilyn R. Miller  
MARILYN R. MILLER

3 1817 (2B) Tanglewood Drive

Lewis Korompilas  
LEWIS KOROMPILAS

\_\_\_\_\_  
DEBBIE LETSOS

4 1817 (3A) Tanglewood Drive

Mildred H. Anderson  
MILDRED HELENA ANDERSON

5 1817 (3B) Tanglewood Drive

Cecile Bucaro  
CECILE BUCARO

6 1817 (4A) Tanglewood Drive

ANTONIA KOUTSULIS

67-105542

67-105542

# UNOFFICIAL COPY

## APPROVED:

1 1817 (1B) Tanglewood Drive

JOSEPH R. RIBORDY, and his successors,  
as Trustee, under Agreement dated  
May 31, 1995

By \_\_\_\_\_  
Its \_\_\_\_\_

2 1817 (2A) Tanglewood Drive

\_\_\_\_\_  
STEPHEN R. MILLER

\_\_\_\_\_  
MARILYN R. MILLER

3 1817 (2B) Tanglewood Drive

\_\_\_\_\_  
LEWIS KOROMPILAS

4 1817 (3A) Tanglewood Drive

\_\_\_\_\_  
MILDRED HELENA ANDERSON

5 1817 (3B) Tanglewood Drive

\_\_\_\_\_  
CECILE BUCARO

6 1817 (4A) Tanglewood Drive

\_\_\_\_\_  
ANTONIA KOUTSULIS

Property of Cook County Clerk's Office  
971265542  
971265542



UNOFFICIAL COPY

7 1817 (4B) Tanglewood Drive

PAMELA J BREBIS

GEORGE J BREBIS MD

8 1815 (1C) Tanglewood Drive

*Robin M Strand*  
ROBIN M STRAND

9 1815 (2C) Tanglewood Drive

*Elizabeth W Potter*  
ELIZABETH W POTTER

*Mary Wilson*  
MARY WILSON

10 1815 (2D) Tanglewood Drive

Revocable Living Trust U/A,  
dated 3-28-94

By: *Mary Ann Fox*  
MARY ANN FOX

Its: *Fiduciary*

11 1815 (3C) Tanglewood Drive

*Helen Gallagher*  
HELEN GALLAGHER

12 1815 (3D) Tanglewood Drive

*Virginia Simpson*  
VIRGINIA SIMPSON

Property of Cook County Clerk's Office

97165542

9911355442

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

13 1815 (4C) Tanglewood Drive

FLORENCE MIKKO, Successor Trustee of the  
the Virginia Hansen Trust

By Florence Mikko  
Its Successor Trustee of the Virginia Hansen Trust

14 1817 (4D) Tanglewood Drive

GREGORY KAPSIMALIS

Property of Cook County Clerk's Office

917105542

917105542


# UNOFFICIAL COPY

13 1815(4C) Tanglewood Drive

FLORENCE MIKKO, Successor Trustee of the  
the Virginia Hansen Trust

By \_\_\_\_\_  
Its \_\_\_\_\_

14 1817(4D) Tanglewood Drive

  
GREGORY KAPSIMALIS

Property of Cook County Clerk's Office

9/12/2015 5:42  
9/12/2015 5:42

UNOFFICIAL COPY

Property of Cook County Clerk's Office

971835A2

11/18/18