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SPECIAL AMENDMENT NO. 3 TO
DECLARATION OF CONDOMINIUM
OWNERSHIP FOR RIVER'S EDGE
CONDOMINIUM NO. 1

97220504

THIS SPECIAL AMENDMENT NO. 3 TO
DECLARATION OF CONDOMINIUM
OWNERSHIP FOR RIVER'S EDGE
CONDOMINIUM NO. 1 is made and
entered into by Parkway Bank and Trust
Company, not personally, but solely as
Trustee under Trust Agreement dated
February 27, 1995 and known as Trust No.
11050 ("Declarant"), and Rivers Edge,
L.L.C. an Illinois limited liability company
("Rivers Edge").

DEPT-01 RECORDING \$33.50
T0014 TRAN 1618 04/01/97 08:32:00
3119 JW *-97-220504
COOK COUNTY RECORDER

RECITALS:

A. Declarant Recorded the Declaration of Condominium Ownership for River's Edge Condominium No. 1 (the "Condominium Declaration") on November 20, 1995, in the Office of the Recorder of Deeds for Cook County, Illinois ("Office"), as Document No. 95803644.

B. In Article Eight of the Condominium Declaration, Declarant reserved the right and power to make additional portions of the Development Area subject to the Condominium Declaration as part of the Condominium Property. Declarant exercised such right and power by Recording the following documents:

<u>Name of Document</u>	<u>Recording Date</u>	<u>Recording No.</u>
Supplement No. 1	April 9, 1996	96267155
Correction to Supplement No. 1	April 25, 1996	96313629
Supplement No. 2	January 9, 1997	97019475

C. In Article Nine of the Condominium Declaration, Declarant reserved the right and power to Record a special amendment to the Condominium Declaration. Declarant exercised such right and power by Recording the following documents:

<u>Name of Document</u>	<u>Recording Date</u>	<u>Recording No.</u>
Special Amendment No. 1	August 26, 1996	96651594
Special Amendment No. 2	August 26, 1996	96651595

The Condominium Declaration, as amended and supplemented by the above Supplements and Special Amendments (herein called the "Declaration"), subjected the Condominium Property legally described on Exhibit A attached hereto and made a part hereof to the Declaration and submitted it to the provisions of the Act.

D. Rivers Edge is the owner of Dwelling Unit Nos. 3-207 and 3-406 which were subjected to the Declaration and submitted to the provisions of the Act pursuant to Supplement No. 2 above. In accordance with Section 26 of the Act, Rivers Edge desires to transfer the parking and storage spaces assigned to Dwelling Unit No. 3-207 to Dwelling Unit No. 3-406 and to transfer the parking and storage spaces assigned to Dwelling Unit No. 3-406 to Dwelling Unit No. 3-207 by Recording this Special Amendment, and Declarant is willing to join in this Special Amendment for the purpose of consenting thereto.

E. The undivided interests in the Dwelling Units are unaffected by the transfers described in Recital D above and they shall remain the same as set forth in the Second Amended and Restated Exhibit D to the Declaration.

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NOW THEREFORE, Declarant and Rivers Edge do hereby amend the Declaration as follows:

1. All terms used herein, if not otherwise defined herein shall have the meanings set forth in the Declaration.
2. The Plat of Added Property (the Second Amendment to Exhibit C to the Declaration) attached to Supplement No. 2 is hereby amended, as shown on Exhibit Z attached hereto, to identify (a) P3-32 and S3-32 as the parking and storage spaces assigned to Dwelling Unit No. 3-406, and (b) P3-19 and S3-19 as the parking and storage spaces assigned to Dwelling Unit No. 3-207.
3. The Second Amended and Restated Exhibit D to the Declaration attached to Supplement No. 2 is hereby amended to provide that (a) Parking Space P3-32 and Storage Space S3-32 are assigned to Dwelling Unit No. 3-406, and (b) Parking Space P3-19 and Storage Space S3-19 are assigned to Dwelling Unit No. 3-207.
4. To correct a scrivener's error in Supplement No. 2 as permitted under Section 9.01 of the Declaration, the first sentence of numbered paragraph 3 on Page 2 of said Supplement No. 2 is hereby corrected and restated as follows: "Exhibit C to the Declaration is hereby amended by adding to and making a part of Exhibit C the Plat of the Added Property attached hereto."
5. Except as herein amended, the Declaration shall continue in full force and effect.
6. The undersigned hereby certify that a copy of Special Amendment No. 3 has been delivered to the Board of Managers of River's Edge Condominium Association No. 1.
7. Anything herein to the contrary notwithstanding, each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of Trust 11050 while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of Trust 11050 are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties and agreements by the Trust 11050 or for the purpose or with the intention of binding it as Trust 11050; and no personal liability or personal responsibility is assumed by or shall be enforceable against Trust 11050 on account of this Supplement or any representation, covenant, undertaking, warranty, or agreement of the Trust 11050 in this Supplement contained, either expressed or implied. Trust 11050 makes no personal representations as nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

Dated: March 14, 1997.

PARKWAY BANK AND TRUST COMPANY,
as Trustee as aforesaid

RIVERS EDGE, L.L.C.

By: [Signature]
Title: Vice President Trust Officer

By: [Signature] Norwood Builders, Inc. its Manager

By: [Signature]
President

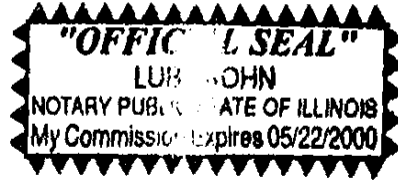
Attest: [Signature]
Title: ASSISTANT TRUST OFFICER

By: [Signature]
Secretary

9722050A

This Agreement is signed by Parkway Bank & Trust Co. not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 11050. Said Trust Agreement is hereby made a part hereof and incorporated herein, which may be read for the full text of this Agreement. It is hereby agreed that the undersigned hereby expressly warrant to the parties hereto and their respective successors and assigns...

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STATE OF ILLINOIS))
))
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, the Vice President of Parkway Bank and Trust Company, and Ann Kubinski, the Area Vice President thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President Trust Officer and Area Vice President 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 Parkway Bank and Trust Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of March, 1997.

Lub John

Notary Public

STATE OF ILLINOIS))
))
COUNTY OF COOK))

I, Linda Yi Condon, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bruce J. Williams, the President of Norwood Builders, Inc., the Manager of Rivers Edge, L.L.C., and Susan J. Smith, the Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and 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 Norwood Builders, Inc., as Manager of Rivers Edge, L.L.C., for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of March, 1997.

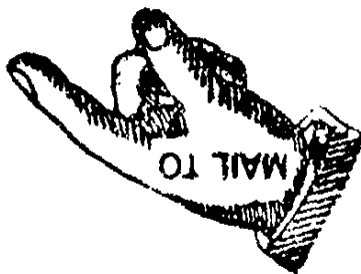
Linda Yi Condon
Notary Public



A0520505

This instrument was prepared by and after recording should be returned to:

Linda Yi Condon, Esq.
7458 N. Harlem Avenue
Chicago, IL 50631



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CONSENT OF MORTGAGEE

Parkway Bank and Trust Company, which is the holder of a first mortgage dated as of April 30, 1996 and Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 21, 1996 as Document No. 96381727, with respect to a portion of the property legally described on Exhibit A attached hereto, hereby consents to the recording of the within Supplement to the Declaration and agrees that its mortgage shall be subject to the terms of such Declaration, as supplemented.

Dated: March 14, 1997.

PARKWAY BANK AND TRUST COMPANY

By: Marianne L. Wagner
Title: Assistant Vice President

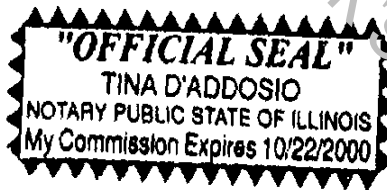
Attest: [Signature]
Title: Loan Officer

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK))

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Marianne L. Wagner and David Hyde, respectively the Asst (Vice) President and loan officer of Parkway Bank and Trust Company ("Mortgagee"), appeared before me this day in person and acknowledged that they signed, sealed and delivered the within instrument as their free and voluntary act, and as the free and voluntary act of Mortgagee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal on this 14 day of March, 1997.

Tina D'Addosio
Notary Public



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EXHIBIT A TO
SPECIAL AMENDMENT NO. 3 TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
RIVER'S EDGE CONDOMINIUM NO. 1

Legal Description of Condominium Property

THAT PART OF LOT 1 IN RIVER'S EDGE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1995, AS DOCUMENT NUMBER 95229405, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON LINE 11.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AND SAID POINT ALSO BEING 3.61 FEET WEST (AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF SAID LOT; THENCE SOUTH 0 DEGREES 24 MINUTES 24 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 200.90 FEET TO A POINT, SAID POINT BEING 4.97 WEST (AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF SAID LOT; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.64 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 24 SECONDS EAST, 108.52 FEET; THENCE NORTH 44 DEGREES 35 MINUTES 36 SECONDS WEST, 9.34 FEET TO A POINT ON A LINE DRAWN 97.46 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, ALONG SAID PARALLEL LINE, 112.50 FEET TO A POINT 21.07 FEET EAST (AS MEASURED PERPENDICULARLY) OF THE WEST LINE OF SAID LOT; THENCE NORTH 0 DEGREES 24 MINUTES 24 SECONDS EAST, 85.77 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 11.69 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, SAID POINT ALSO BEING 21.65 FEET EAST (AS MEASURED PERPENDICULARLY) OF THE WEST LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, ALONG SAID PARALLEL LINE, 204.75 FEET TO THE HEREIN ABOVE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN Number: 13-10-200-020-1001-1060, 5225 N. Riversedge Terrace,
AND Chicago, IL 60630

THAT PART OF LOT 2 IN RIVER'S EDGE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1995, AS DOCUMENT NUMBER 95229405, IN COOK COUNTY, ILLINOIS, LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON LINE 8.85 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AND SAID POINT ALSO BEING 9.55 FEET WEST

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(AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF SAID LOT; THENCE SOUTH 0 DEGREES 24 MINUTES 24 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 159.83 FEET TO A POINT, SAID POINT BEING 10.62 WEST (AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF SAID LOT; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 88.60 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 24 SECONDS EAST, 69.04 FEET TO A POINT ON A LINE DRAWN 99.63 FEET SOUTH AND PARALLEL WITH NORTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, ALONG SAID PARALLEL LINE, 118.81 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 24 SECONDS EAST, 90.78 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 8.85 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, SAID POINT ALSO BEING 207.40 FEET WEST OF THE HEREIN DESCRIBED POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, ALONG SAID PARALLEL LINE, 207.40 FEET TO THE HEREINABOVE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PIN Number: 13-10-200-013, 5255 N. Riversedge Terrace, Chicago, IL 60630

AND

THAT PART OF LOT 3 IN RIVER'S EDGE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1995 AS DOCUMENT NUMBER 95229405, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE LYING 2.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3 AND SAID POINT ALSO BEING 19.43 FEET WEST (AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 165.00 FEET TO A POINT, SAID POINT BEING 20.97 FEET WEST (AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF LOT 3; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 89.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 61.52 FEET; THENCE NORTH 44 DEGREES 37 MINUTES 29 SECONDS WEST 20.47 FEET TO A POINT ON A LINE LYING 91.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST ALONG SAID PARALLEL LINE 71.52 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS EAST, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 89.00 FEET TO A POINT ON THE AFOREMENTIONED PARALLEL LINE LYING 2.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST ALONG SAID PARALLEL LINE 175.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-10-200-014

Address of Units: 5320 Lowell Avenue
Chicago, IL 60630

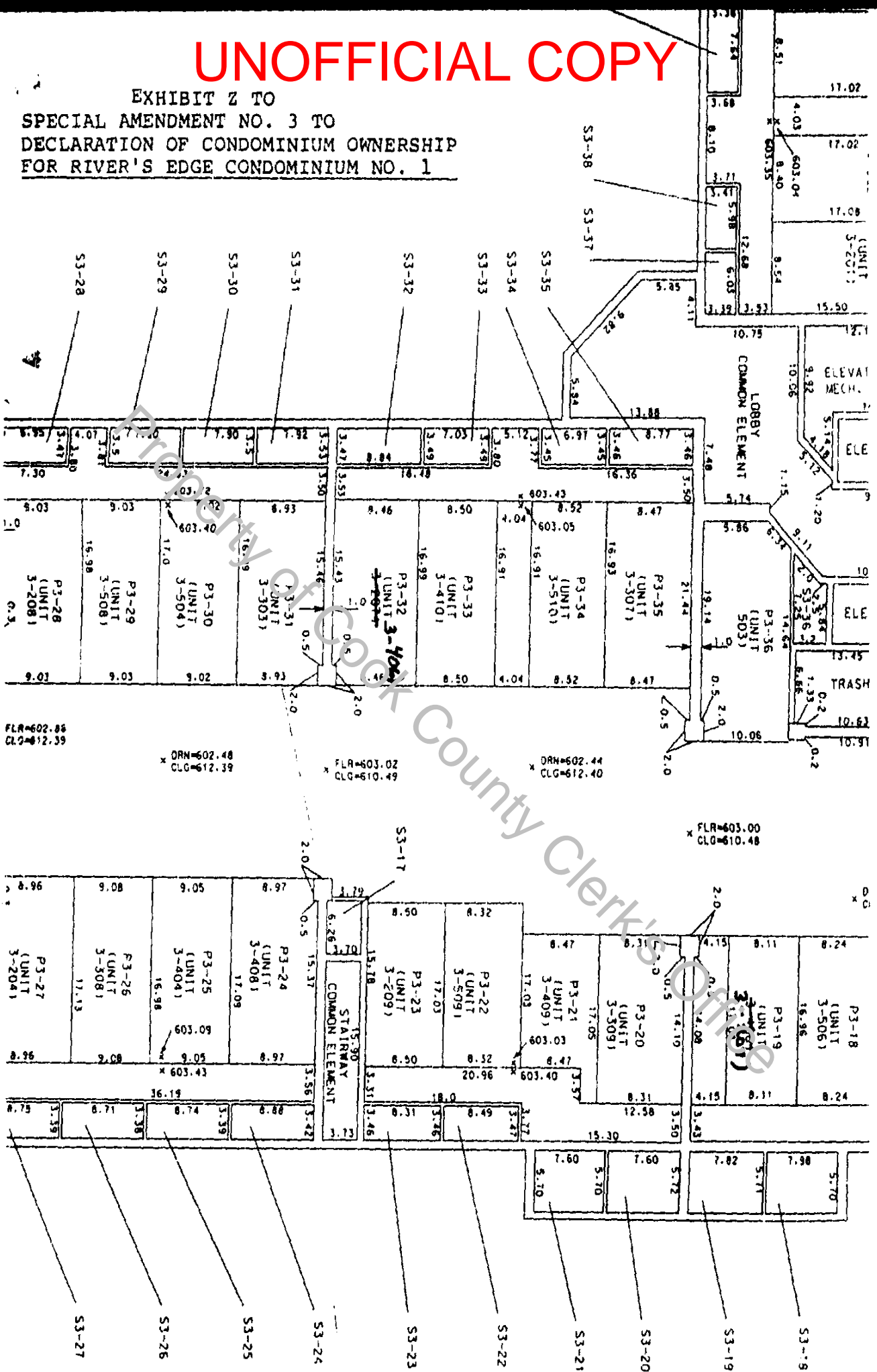
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Property of Cook County Clerk's Office

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EXHIBIT Z TO SPECIAL AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR RIVER'S EDGE CONDOMINIUM NO. 1



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