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This instrument was prepared by
and after recording mail to:
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97289878

DEPT-01 RECORDING \$75.00
T#0012 TRAN 4849 04/28/97 13:07:00
#1467 ÷ CG *-97-289878
COOK COUNTY RECORDER

RECORDER'S STAMP

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**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR BERNICE TERRACES CONDOMINIUM ASSOCIATION**

This First Amendment to that certain Declaration of Condominium Ownership for Bernice Terraces Condominium Association, Lansing, Illinois recorded with the Recorder of Deeds of Cook County, Illinois on April 28, 1997, as Document No. 97289877, as amended from time to time (the "Declaration"), is executed by NCC Bernice Terraces L.L.C., an Illinois limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH

WHEREAS, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, is located in the County of Cook and State of Illinois ("Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, in Article 12 of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

WHEREAS, the Declarant, pursuant to Article 12 of the Declaration, desires to annex and add to the "Property" (as defined in the Declaration), and to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein; and

WHEREAS, the Additional Parcel is a portion of the Future Development Parcel in the Declaration as described in Exhibit "C" thereto; and

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WHEREAS, a portion of the Additional Parcel is now improved with an apartment building, consisting of eighteen (18) residential units; and

WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto).

NOW, THEREFORE, the Declarant, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.

2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby amended by adding thereto the Plat of Survey, pages 6 through 9 attached hereto and by this reference made a part hereof.

3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B", attached hereto and by this reference made a part hereof, is submitted in lieu thereof.

4. All the unit owners and mortgage holders, by the Declarant, hereby consent to this First Amendment to the Declaration pursuant to the power set forth in Article 12 of the Declaration.

5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this First Amendment and the Declaration, this First Amendment shall control.

6. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of the Declarant while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of the Declarant are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Declarant or for the purpose or with the intention of binding the Declarant personally but are made and intended for the purpose of binding only that portion of the property specifically described herein, and this instrument is executed and delivered by the Declarant not in its own right, but solely in the exercise of the powers conferred upon it as such Declarant; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Declarant, on account of this instrument or on account of

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any representation, covenant, undertaking, warranty, or agreement of the Declarant in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Declarant makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

IN WITNESS WHEREOF, the said NCC Bernice Terraces L.L.C., an Illinois limited liability company, has caused its name to be signed to these presents this 24th day of April, 1997.

NCC BERNICE TERRACES L.L.C., an Illinois limited liability company

By: NEIGHBORHOOD CAPITAL COMPANY
L.L.C., an Illinois limited liability company,
its manager

By: [Signature]
Its Manager

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Evelyn C. Finegan, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that 120714
WUUMENNA, as M N A B R A of Neighborhood Capital Company L.L.C., an Illinois limited liability company, manager of NCC Bernice Terraces L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such M N A B R I L appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24th day of April, 1997.

[Signature]
Notary Public

My Commission Expires:

“OFFICIAL SEAL”
Evelyn C. Finegan
Notary Public, State of Illinois
My Commission Expires 03/20/00

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(1) This column shows the percentage of ownership interest for each Unit upon completion of development of the stages listed above. In no event shall any Unit Owner's percentage of ownership interest exceed the percentage shown.

(2) This column is an estimate and shows the percentage of ownership interest each Unit would have if 60 Units were built of the types presently contemplated. Nothing herein shall be construed to limit the right of the Developer to reduce any Unit Owner's percentage of ownership interest in the Common Elements below the "Minimum Percentage" shown, so long as such reduction is in accordance herewith and with the Act.

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EXHIBIT B
TO
FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
BERNICE TERRACES CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS:

Unit No.	MAXIMUM % Ownership	MINIMUM % Ownership
3101 - 1	3.43807%	1.71903%
3101 - 2	2.80967%	1.40483%
3101 - 3	3.49849%	1.74924%
3101 - 4	3.49849%	1.74924%
3101 - 5	3.37764%	1.68882%
3101 - 6	3.37764%	1.68882%
3127 - 1	3.43807%	1.71903%
3127 - 2	2.80967%	1.40483%
3127 - 3	3.49849%	1.74924%
3127 - 4	3.49849%	1.74924%
3127 - 5	3.37764%	1.68882%
3127 - 6	3.37764%	1.68882%
3139 - 1	3.43807%	1.71903%
3139 - 2	2.80967%	1.40483%
3139 - 3	3.49849%	1.74924%
3139 - 4	3.49849%	1.74924%
3139 - 5	3.37764%	1.68882%
3139 - 6	3.37764%	1.68882%
3145 - 1	3.43807%	1.71903%
3145 - 2	2.80967%	1.40483%
3145 - 3	3.49849%	1.74924%
3145 - 4	3.49849%	1.74924%
3145 - 5	3.37764%	1.68882%
3145 - 6	3.37764%	1.68882%
3151 - 1	3.43807%	1.71903%
3151 - 2	2.80967%	1.40483%
3151 - 3	3.49849%	1.74924%
3151 - 4	3.49849%	1.74924%
3151 - 5	3.37764%	1.68882%
3151 - 6	3.37764%	1.68882%

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PIN: 3127-30-30-408-054
3145-30-30-404-053
3151-30-30-405-054

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THAT PART OF LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN AIRWAYS ADDITION; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 2 IN AIRWAYS ADDITION, A SUBDIVISION OF (EXCEPT LOTS 3 AND 10 IN BLOCK 1); (EXCEPT LOTS 12, 13 AND 14) IN BLOCK 2; AND ALL OF BLOCKS 3 AND 4 IN SOUTHERN BERNICE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST SEVENTEEN AND TWO THOUSAND FOUR-TEN THOUSANDS (17,2004) ACRES THEREOF AND THAT PART OF VACATED GREENBAY AVENUE (FORMERLY LORENZ AVENUE) LYING SOUTH OF THE NORTH LINE (EXTENDED EAST) OF BLOCK 2 IN AIRWAYS ADDITION, LYING NORTH OF THE SOUTH LINE (EXTENDED EAST) OF LOTS 1 TO 11 IN SAID BLOCK 2 IN AIRWAYS ADDITION; LYING EAST OF THE EAST LINE OF BLOCK 2 IN AIRWAYS ADDITION; AND LYING WEST OF THE WEST LINE OF BLOCK 1 IN SAID AIRWAYS ADDITION.

AND

LOT 3 IN BLOCK 1 IN SOUTHERN BERNICE ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A SINGLE TRACT OF LAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°15'17" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°54'34" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 99.04 FEET; THENCE NORTH 00°00'00" WEST, 27.89 FEET; THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 99.04 FEET; THENCE NORTH 00°00'00" WEST, 27.89 FEET; THENCE NORTH 90°00'00" WEST, 8.00 FEET; THENCE NORTH 00°00'00" WEST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 94.42 FEET; THENCE SOUTH 45°00'00" WEST, 11.03 FEET; THENCE SOUTH 00°00'00" EAST, 60.26 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 88°54'34" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 40.09 FEET; THENCE NORTH 00°00'00" WEST, 125.00 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 88°54'34" EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT A

TO

FIRST AMENDMENT TO DECLARATION OF

CONDOMINIUM OWNERSHIP FOR

BERNICE TERRACES CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION

ADDITIONAL PARCELS

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Common Addresses

3127 Bernice Road, Lansing, Illinois
3145 Bernice Road, Lansing, Illinois
3151 Bernice Road, Lansing, Illinois

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