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PLAT

8-12-98

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This instrument was prepared by and after recording mail to: Herbert A. Kessel, Esq. BEERMANN, SWERDLOVE, WOLOSHIN, BAREZKY, BECKER, GENIN & LONDON 161 North Clark Street, #2600 Chicago, Illinois 60601-3221 (312) 621-9700

9262/0287 03 001 Page 1 of 14 1998-08-12 14:12:54 Cook County Recorder 91.00

PLAT WITH THIS DOCUMENT

RECORDER'S STAMP

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR BERNICE TERRACES CONDOMINIUM ASSOCIATION

This Third 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

Handwritten initials and a signature in a box.

DATE 8/12/98 COPIES 6 OK [Signature]

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WHEREAS, the Additional Parcel is now improved with two (2) apartment buildings, consisting of twelve (12) 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 14 through 18 attached hereto and by this reference made a part hereof.

3. Exhibit "P" 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 Third 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 Third Amendment and the Declaration, this Third 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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EXHIBIT A

TO

**THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
BERNICE TERRACES CONDOMINIUM ASSOCIATION****LEGAL DESCRIPTION
ADDITIONAL PARCELS**

THAT PART OF LOTS 1,2,3 AND 4 IN BLOCK 1 IN AIR-WAYS ADDITION; AND LOTS 1,2,3,4,5,6,7,8,9,10 AND 11 IN BLOCK 2 IN AIR-WAYS 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 THOUSANDTHS (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 AIR-WAYS ADDITION, LYING NORTH OF THE SOUTH LINE (EXTENDED EAST) OF LOTS 1 TO 11 IN SAID BLOCK 2 IN AIR-WAYS ADDITION; LYING EAST OF THE EAST LINE OF BLOCK 2 IN AIR-WAYS ADDITION; AND LYING WEST OF THE WEST LINE OF BLOCK 1 IN SAID AIR-WAYS 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: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°-10'-11" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 125.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89°-54'-34" WEST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 341.35 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89°-54'-34" WEST, A DISTANCE OF 155.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-05'-00" WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 52.38 FEET TO A POINT ON SAID WEST LINE, SAID POINT BEING 72.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 90°-00'-00" EAST, 20.0 FEET; THENCE NORTH 00°-00'-00" EAST, 8.0 FEET; THENCE SOUTH 90°-00'-00" EAST, 33.99 FEET; THENCE NORTH 45°-00'-00" EAST, 10.27 FEET; THENCE NORTH 00°-00'-00" EAST, 57.45 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 61.36 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°-54'-34" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 94.17 FEET; THENCE SOUTH 00°-00'-00" EAST, 125.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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P.I.N. 30-30-408-051
30-30-409-053
30-30-408-054

Common Addresses

3107 Bernice Road, Lansing, Illinois
3113 Bernice Road, Lansing, Illinois

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EXHIBIT B

TO
THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
BERNICE TERRACES CONDOMINIUM ASSOCIATION

Unit No.	(1) MAXIMUM % Ownership	(2) MINIMUM % Ownership
3101 - 1	1.71905%	1.71903%
3101 - 2	1.40483%	1.40483%
3101 - 3	1.74924%	1.74924%
3101 - 4	1.74924%	1.74924%
3101 - 5	1.68882%	1.68882%
3101 - 6	1.68882%	1.68882%
3107 - 1	1.71905%	1.71903%
3107 - 2	1.40483%	1.40483%
3107 - 3	1.74924%	1.74924%
3107 - 4	1.74924%	1.74924%
3107 - 5	1.68882%	1.68882%
3107 - 6	1.68882%	1.68882%
3113 - 1	1.71905%	1.71903%
3113 - 2	1.40483%	1.40483%
3113 - 3	1.74924%	1.74924%
3113 - 4	1.74924%	1.74924%
3113 - 5	1.68882%	1.68882%
3113 - 6	1.68882%	1.68882%
3119 - 1	1.71905%	1.71903%
3119 - 2	1.40483%	1.40483%
3119 - 3	1.74924%	1.74924%
3119 - 4	1.74924%	1.74924%
3119 - 5	1.68882%	1.68882%
3119 - 6	1.68882%	1.68882%
3125 - 1	1.71905%	1.71903%
3125 - 2	1.40483%	1.40483%
3125 - 3	1.74924%	1.74924%
3125 - 4	1.74924%	1.74924%
3125 - 5	1.68882%	1.68882%
3125 - 6	1.68882%	1.68882%

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Unit No.	(1) MAXIMUM % Ownership	(2) MINIMUM % Ownership
3127 - 1	1.71905%	1.71903%
3127 - 2	1.40483%	1.40483%
3127 - 3	1.74924%	1.74924%
3127 - 4	1.74924%	1.74924%
3127 - 5	1.68882%	1.68882%
3127 - 6	1.68882%	1.68882%
3133 - 1	1.71905%	1.71903%
3133 - 2	1.40483%	1.40483%
3133 - 3	1.74924%	1.74924%
3133 - 4	1.74924%	1.74924%
3133 - 5	1.68882%	1.68882%
3133 - 6	1.68882%	1.68882%
3139 - 1	1.71905%	1.71903%
3139 - 2	1.40483%	1.40483%
3139 - 3	1.74924%	1.74924%
3139 - 4	1.74924%	1.74924%
3139 - 5	1.68882%	1.68882%
3139 - 6	1.68882%	1.68882%
3145 - 1	1.71905%	1.71903%
3145 - 2	1.40483%	1.40483%
3145 - 3	1.74924%	1.74924%
3145 - 4	1.74924%	1.74924%
3145 - 5	1.68882%	1.68882%
3145 - 6	1.68882%	1.68882%
3151 - 1	1.71905%	1.71903%
3151 - 2	1.40483%	1.40483%
3151 - 3	1.74924%	1.74924%
3151 - 4	1.74924%	1.74924%
3151 - 5	1.68882%	1.68882%
3151 - 6	1.68882%	1.68882%
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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 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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CERTIFICATE OF DEVELOPER

NCC Bernice Terraces L.L.C., an Illinois limited liability company, hereby certifies that, prior to the execution by it or its agents of any agreement for the sale of a Unit, it has given a copy of the Notice of Intent required by the Act to all persons who were tenants of the Property on the date the Notice of Intent was given.

Dated: August 4, 1998.

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: Ruth Wuorenma Its Manager

STATE OF ILLINOIS))SS COUNTY OF COOK)

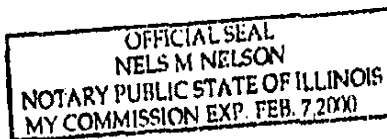
I, NELS M. NELSON, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that Ruth Wuorenma, as manager of Neighborhood Capital Company L.L.C., an Illinois limited liability company, manager of NCC Bernice Terraces L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager 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 4 day of AUGUST, 1998.

Nels M. Nelson Notary Public

My Commission Expires:

FEB. 7. 2000



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