

**SPECIAL AMENDMENT NO. 7 TO  
DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS AND COVENANTS FOR  
RIVER POINTE CONDOMINIUM**

THIS SPECIAL AMENDMENT NO. 7 TO  
DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS AND COVENANTS FOR  
RIVER POINTE CONDOMINIUM is made and  
entered into by RIVER DEVELOPMENT,  
L.L.C. ("Declarant").

**RECITALS:**

A. Declarant Recorded the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for River Pointe Condominium (the "Declaration") on February 26, 1997 in the Office of the Recorder of Deeds for Cook County, Illinois ("Office"), as Document No. 97131342.

B. In Article XVIII 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	October 8, 1997	97747149

C. In Article XVII 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	May 9, 1997	97226822
Special Amendment No. 2	May 22, 1997	97363289
Special Amendment No. 3	July 14, 1997	97503252
Special Amendment No. 4	September 23, 1997	97704534
Special Amendment No. 5	December 10, 1997	97927072
Special Amendment No. 6		

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. Declarant is the owner of Dwelling Unit Nos. 2-302 and 2-803 which were subjected to the Declaration and submitted to the provisions of the Act pursuant to Supplement No. 1 above. In accordance with Section 26 of the Act, Declarant desires to transfer the parking and storage spaces assigned to Dwelling Unit No. 2-302 to Dwelling Unit No. 2-803, and to transfer the parking and storage spaces assigned to Dwelling Unit No. 2-803 to Dwelling Unit No. 2-302 by Recording this Special Amendment.

SAS-A DIVISION OF INTERCOUNTY 5150 7336 I

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E. The undivided interests in the Dwelling Units are unaffected by the transfer described in Recital D above and they shall remain the same as set forth in the Condominium Declaration.

NOW THEREFORE, Declarant does 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 Survey attached as Exhibit C to the Condominium Declaration is hereby amended, as shown on Exhibit Z attached hereto, to identify (a) Parking Space P2-96 and Storage Space S2-96 as the parking space and storage space which are assigned to Dwelling Unit No. 2-302, and (b) Parking Space P2-87 and Storage Space S2-87 as the parking space and storage space which are assigned to Dwelling Unit No. 2-803.

3. Exhibit D to the Condominium Declaration is hereby amended to provide that (a) Parking Space P2-96 and Storage Space S2-96 is assigned to Dwelling Unit No. 2-302, and (b) Parking Space P2-87 and Storage Space S2-87 is assigned to Dwelling Unit No. 2-803.

4. Except as herein amended, the Declaration shall continue in full force and effect.

5. The undersigned hereby certify that a copy of Special Amendment No. 7 has been delivered to the Board of Managers of River Pointe Condominium Association.

Dated: December 23, 1997.

RIVER DEVELOPMENT, L.L.C.

By its Managers:

By: Norwood Builders, Inc.

By:   
\_\_\_\_\_  
President

By: R. Franczak & Associates, Inc.

By:   
\_\_\_\_\_  
Vice President

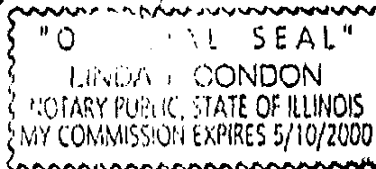
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STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bruce A. Hagan of Norwood Builders, Inc., the President thereof, personally known to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that (s)he signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said corporation, as a Manager in River Development, L.L.C., for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 24 day of December, 1997.

Linda Y. Condon  
Notary Public

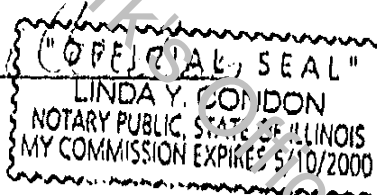


STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Lewandowski of R. Franczak & Associates, Inc., the Vice President thereof, personally known to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that (s)he signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said corporation, as a Manager in River Development, L.L.C., for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 24 day of December, 1997.

Linda Y. Condon  
Notary Public



THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING, SHOULD BE RETURNED TO:  
Linda Yi Condon, Norwood Builders, Inc., 7458 N. Harlem Avenue, Chicago, IL 60631.



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## CONSENT OF MORTGAGEE

Parkway Bank and Trust Company, which is the holder of a first mortgage dated November 21, 1996 and recorded December 3, 1996 as Document Number 96911085, with respect to a portion of the property legally described on Exhibit A attached hereto, hereby consents to the recording of the within Special Amendment and agrees that its mortgage shall be subject to the terms of such Declaration, as amended.

December 23, 1997.

PARKWAY BANK AND TRUST COMPANY

By: Mariano L. Wagener  
Title: Vice President

Attest: Paul Genbara  
Title: ASST. Vice President

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Mariano L. Wagener and Paul Genbara, respectively, the Vice President and Asst. Vice President of Parkway Bank & Trust Co., 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 23 day of December, 1997.

Caterina Fricano  
Notary Public



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## EXHIBIT A TO SPECIAL AMENDMENT NO. 7

### PARCEL 1:

Lot 1 in River Pointe "Amended" Subdivision, being a Subdivision of part of the Southwest Quarter of Section 16 and part of the Southeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded November 14, 1996 as Document Number 96870900, and corrected by Certificate of Correction recorded December 6, 1996 as Document Number 96922638, in Cook County, Illinois.

Address: 675 S. Pearson, Des Plaines, IL 60016

PIN Numbers: 09-17-416-003-0000  
09-17-416-004-0000  
09-17-416-005-0000  
09-17-416-008-0000  
09-17-416-009-0000  
09-17-416-010-0000

### Dwelling

Units: 1-301 thru 1-313, 1-401 thru 1-413, 1-501 thru 1-513, 1-601 thru 1-613,  
1-701 thru 1-713, 1-801 thru 1-813

### PARCEL 2:

Lots 2 and 4 in River Pointe "Amended" Subdivision, being a Subdivision of part of the Southwest Quarter of Section 16 and part of the Southeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded November 14, 1996 as Document Number 96870900, and corrected by Certificate of Correction recorded December 6, 1996 as Document Number 96922638, in Cook County, Illinois

Address: 650 S. River Road, Des Plaines, IL 60016

### Dwelling

Units: 2-301 thru 2-313, 2-401 thru 2-413, 2-501 thru 2-513,  
2-601 thru 2-613, 2-701 thru 2-713, 2-801 thru 2-813

PIN Numbers: 09-17-416-003-0000      09-17-416-014-0000  
09-17-416-004-0000      09-17-416-015-0000  
09-17-416-005-0000      09-17-416-016-0000  
09-17-416-008-0000      09-17-416-017-0000  
09-17-416-009-0000      09-17-416-020-0000  
09-17-416-010-0000      09-17-416-021-0000  
09-17-416-011-0000      09-17-416-022-0000  
09-17-416-013-0000      09-17-416-024-0000

Note: As of the date of Recording of this Special Amendment, the Dwelling Units have not been assigned individual permanent index numbers.

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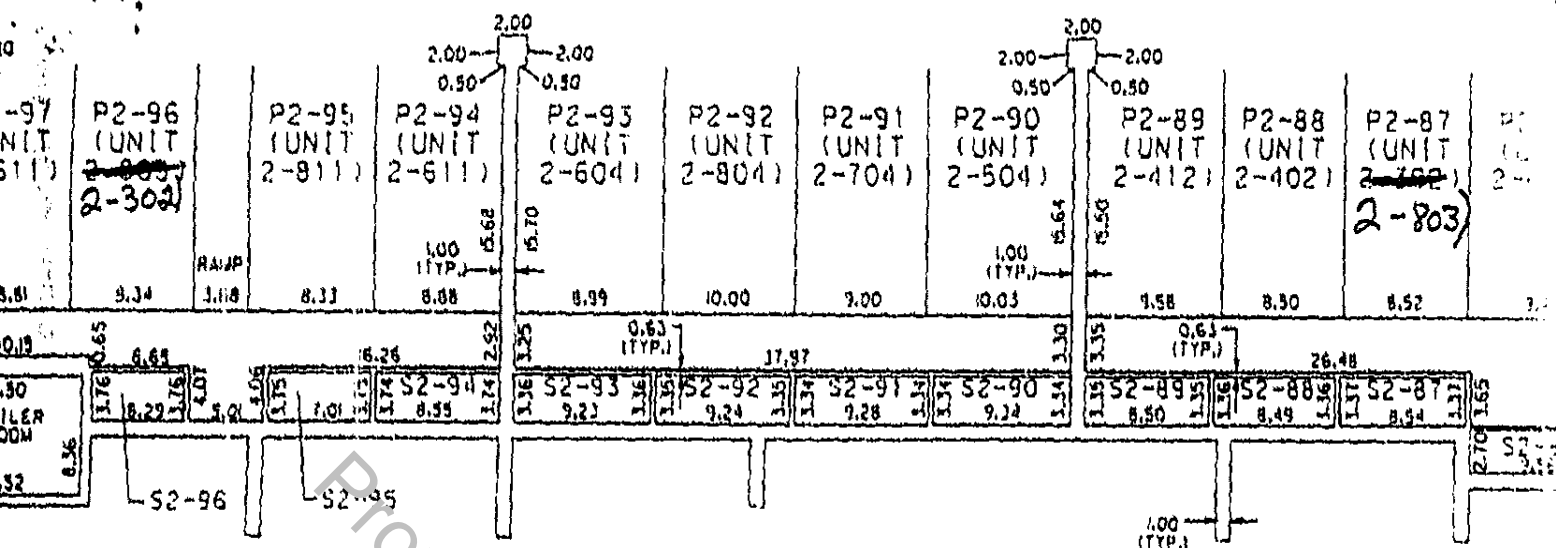


EXHIBIT Z TO SPECIAL AMENDMENT NO. 7