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Cook County Recorder 37.00



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SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 7201 W. WELLINGTON CONDOMINIUM ASSOCIATION

Property of Cook County Clerk's Office

This instrument was prepared by and mail to :
Joel S. Hymen
Hymen & Blair, P.C.
750 W. Lake Cook Rd.
Suite 495
Buffalo Grove, Illinois 60089
(847) 465-1190

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RECORDING FEE \$ 37.00
DATE 4/28/99 COPIES C
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SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 7201 W. WELLINGTON CONDOMINIUM ASSOCIATION

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 7201 W. Wellington Condominium Association (hereinafter referred to as the "Declaration") which declaration was recorded on the 30th day of December, 1998 as Document Number 08186138 in the Office of the Recorder of Deeds of Cook County, Illinois and covers the property commonly known as 7201 W. Wellington, Elmwood Park, Illinois (hereinafter referred to as the "Premises") which is legally described in Exhibit 'A' attached hereto and made a part hereof.

This Second Amendment is adopted pursuant to the provisions of Paragraph 13.13 of the Declaration and Section 5 of the Illinois Condominium Property Act.

RECITALS

Whereas, a First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 7201 W. Wellington Condominium Association was recorded as document no. 99283520; and

Whereas, the undersigned Trustee desires to amend Article 2 of the Declaration to provide that no person other than a Unit Owner shall have any right in a Parking Space, except as a Lessee thereof; and

Whereas, such an amendment is permitted pursuant to the provisions of Paragraph 13.13 of the Declaration; and

Whereas, such an amendment will not change or affect any Unit Owners' respective percentage interest in the Common Elements:

NOW, THEREFORE, pursuant to Paragraph 13.13 of the Declaration and Section 5 of the Illinois Condominium Property Act, the undersigned amends Article 2 of the Declaration by adding the following:

"2.4 Parking Units. The Developer has identified the Parking Units with identifying symbols such as P-1, P-2 etc. No Unit identified as a Parking Unit may be sold, transferred or otherwise conveyed to a nonunit owner.

END OF TEXT AMENDMENT

This Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 7201 W. Wellington Condominium Association is executed by the International Bank of Chicago ("International Bank"), not personally but as Trustee under Trust Agreement dated September 9, 1998 and known as Trust No. 98-1004, in the exercise of the power and

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authority conferred upon and vested in it as such Trustee (and International Bank hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this First Amendment to Declaration that International Bank, as Trustee as aforesaid, and not personally, had joined in the execution of this Second Amendment to Declaration for the sole purpose of subjecting the title holding interest and the trust estate under said Trust No. 98-1004 to the terms of this Second Amendment to Declaration; that any and all obligations, duties, covenants, indemnities and agreements of every nature herein set forth by International Bank, as Trustee as aforesaid, to be kept or performed, are intended to be kept, performed, and discharged by the beneficiaries under said Trust No. 98-1004 or their successors, and not by International Bank personally; and further, that no duty shall rest upon International Bank either personally or as such Trustee, to sequester trust assets, rentals, avails, or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this Declaration, except where said Trustee is acting pursuant to direction as provided by the terms of said Trust No. 98-1004 after the Trustee has been supplied with funds required for the purpose. In event of conflict between the terms of this paragraph and of the remainder of the Second Amendment to Declaration on any questions of apparent liability or obligation resting upon said Trustee, the exculpatory provision hereof shall be controlling.

IN WITNESS WHEREOF, International Bank of Chicago, as Trustee as aforesaid and not individually, has caused its Corporate Seal to be affixed hereunto and has caused its name to be signed to these presents by its TRUST OFFICER and attested by its Vice President, this 26TH day of April, 1999.

INTERNATIONAL BANK OF CHICAGO,
as Trustee as aforesaid

By: 

Its: TRUST OFFICER

ATTEST:

By: Ruth G. Zumpano

Its: Ruth G. Zumpano

UNIT

P-1	1A	2A	3A
P-1	1B	2B	3B
P-2	1C	2C	3C
P-3	1D	2D	3D
P-4	1E	2E	3E
P-5	1F	2F	3F
P-6	1G	2G	3G
P-7	1H	2H	3H
P-8			
P-9			
P-10			
P-11			
P-12			
P-13			
P-14			
P-15			
P-16			

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CONSENT OF MORTGAGEE

International Bank of Chicago, holder of Mortgage on the Property recorded October 20, 1998 as Document No. 98939279, hereby consents to the execution and recording of the within First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, International Bank of Chicago has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois on this 26 day of April, 1999.

INTERNATIONAL BANK OF CHICAGO

By: [Signature]
Its: Sr. V.P.

ATTEST:

[Signature]
Its: Vice President

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

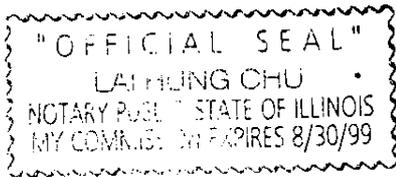
I, LAI HUNG CHU, a Notary Public in and for County and State aforesaid, do hereby certify that FRANK CERONE, as TRUST OFFICER, and RUTH ZUPANO as Vice President, of International Bank of Chicago thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such FRANK CERONE and RUTH ZUPANO, 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 said Bank, for the uses and purposes therein set forth; and the said _____ did also then and there acknowledge that he, as custodian of the Corporate Seal of said Bank, did affix the said Corporate Seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26TH day of April, 1999.

Lai-Hung Chu

Lai-Hung Chu

Notary Public



My Commission Expires: 8/30/99

UNOFFICIAL COPY**EXHIBIT A****TO****SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS FOR
7201 W. WELLINGTON CONDOMINIUM ASSOCIATION**

LOTS 1 AND 2 IN JOHN J. RUTHERFORD'S 2ND ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE SOUTH EAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 12-25-223-036-0000

Address: 7201 W. Wellington, Elmwood Park, IL 60707