

# UNOFFICIAL COPY

Property Address: 2221-2223 Central Street  
Evanston, Illinois 60201



99525407

Real Estate Tax Index Numbers:

Unit 2221-1: 05-34-325-022-1001  
Unit 2221-2: 05-34-325-022-1002  
Unit 2221-3: 05-34-325-022-1003  
Unit 2223-1: 05-34-325-022-1004  
Unit 2223-2: 05-34-325-022-1005  
Unit 2223-3: 05-34-325-022-1006

99525407

5412/0021 30 001 Page 1 of 6  
1999-06-02 11:43:36  
Cook County Recorder 31.50

AMENDMENT TO DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND  
COVENANTS FOR WALNUT CENTRAL CONDOMINIUM

This Amendment to Declaration is made this 15th day of MARCH, 1999 by the Board of Managers ("Board") and the owners ("Owners") of units ("Units") in the Walnut Central Condominium pursuant to Article XIII, Section 7 of the Declaration of Condominium Ownership and of Easements, Restrictions and covenants for Walnut Central Condominium recorded with the Cook County Recorder of Deeds on May 14, 1976 as Document No. 23485833 ("Declaration")

Whereas, the Declaration submitted the property, commonly known as 2221-2223 Central Street, Evanston, Illinois and legally described as follows:

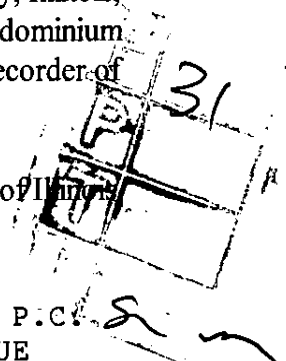
Unit Numbers 2221-1, 2221-2, 2221-3, 2223-1, 2223-2, 2223-3, as delineated on that survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 18 and 19 (except the North 50 feet of said Lots 18 and 19) in Stewart's Resubdivision of Blocks 22, 24 and 26 in North Evanston, a Subdivision of Lots 11 to 16 and the West 4.3 acres of Lot 17 in George Smith's Subdivision (except the North 240 acres) the South Section of Ouilmette Reservation, in Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "A" to a certain declaration of condominium ownership made by Irene L. Kihm and recorded in the office of the Recorder of Deeds as Document Number 23485833.

("Property") to the provisions of the condominium Property Act of the State of Illinois ("Act");

RECORDING FEE \$ 31  
DATE 6-2-99 COPIES 4  
OK 2

MAIL TO:  
NICKOLAS DALLAS, P.C.  
8415 KARLOV AVENUE  
SKOKIE, ILLINOIS 60076-2102



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Whereas, in order to maintain high standards of maintenance and care of the Property, to promote harmony and cooperation among the Owners, the Board and the Owners wish to amend the Declaration to prohibit pets from the building.

WHEREAS, subsequent to notice, on MARCH 15<sup>TH</sup>, 1999 a special meeting of the Owners was held, wherein this amendment was approved by the Board and adopted by the owners;

WHEREAS, the Association and the Owners desire to modify the Declaration by an amendment thereto;

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article VII is hereby amended by adding the following paragraph:

1 (l) PETS. Commencing as of the effective date of this Amendment, Owners are prohibited from owning, maintaining, keeping, harboring, raising, or breeding pets of any kind in the building. However, seeing-eye or special need types of pets may be permitted upon prior written approval of the Board of Managers except seeing-eye or special needs types of pets are permitted.

The provisions of this Amendment may be enforced by the Board pursuant to any applicable provision of the Declaration and any applicable provision of the Act.

This amendment shall become effective upon recording with the Cook County Recorder of Deeds.

The provisions of this Amendment shall be deemed to be covenants running with the land, shall be perpetually in full force and affect and at all times shall inure to the benefit of and be binding on all owners, the Board and the Association, their heirs, executors, administrators, successors and assigns, all tenants, lessees and occupants of any Unit and all other persons having an interest in the Property or any part or portion thereof.

If any clause, phrase, provision or portion of this Amendment or the application thereof to any person or circumstance shall be invalid or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Amendment or any other clause, phrase, provision or portion hereof nor shall it affect the application of any clause, phrase, provision or portion of any other persons or circumstances.

IN WITNESS WHEREOF, the members of the Board and the undersigned Owners at a meeting of the Board and the Owners called for the specific purpose of discussing this Amendment, notice of which contained the full text hereof, have executed this Amendment on the date set forth above.

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(SEAL)

BOARD OF MANAGERS OF WALNUT  
CENTRAL CONDOMINIUM ASSOCIATION

Attest:

By: Linda J. Myers  
President

By: T. Youngberg **99525407**  
Vice-President

By: Denny O'Malley  
Secretary

OWNERS:

Denny O'Malley  
Owner of Unit 2221-1  
Denny O'Malley

Jim Fellenbaum  
Owner of Unit 2223-1  
Jim Fellenbaum

Shirley Chapman  
Owner of Unit 2221-2  
Shirley Chapman

Margaret Lenart  
Owner of Unit 2223-2  
Margaret Lenart

T. Youngberg  
Owner of Unit 2221-3  
Todd Youngberg

Linda J. Myers  
Owner of Unit 2223-3  
Linda Myers

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STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

99525407

I NICKOLAS DALLAS, a Notary Public in and for said County in the State aforesaid do hereby certify that Linda Myers, President of the Board of Managers of the Walnut Central Condominium Association, and Dennis O'Malley, Secretary of the Board of Managers of the Walnut Central Condominium Association, who are 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 said association, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15<sup>th</sup> day of MARCH, 1999.



  
\_\_\_\_\_  
Notary Public

My commission expires:

2/25/02

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
                              ) SS  
COUNTY OF COOK )

99525407

I NICKOLAS DALLAS, a Notary Public in and for said County in the State aforesaid do hereby certify that Linda Myers, Dennis O'Malley, Todd Youngberg, Shirley Chapman, Margaret Lenart, and Jim Fellenbaum personally known to me to be the same persons whose names are subscribed to the foregoing instrument (a) as a member of the Board of Managers of the Walnut Central Condominium Association, if applicable and (b) individually as the Owner of the respective Unit in the Walnut Central Condominium as set forth below such person's signature, as the case may be, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of the Board of Managers of Walnut Central Condominium Association, if applicable, and as their free and voluntary act as the Owner of such respective Unit, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15th day of MARCH, 1999.



Nickolas Dallas  
Notary Public

My commission expires:

2/25/02

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Evanston, Illinois 60201

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	<u>Unit 2223-3:</u>	<u>05-34-325-022-1006</u>

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AFFIDAVIT

99525407

STATE OF ILLINOIS )  
                                      ) SS  
COUNTY OF COOK )

The undersigned affidavit, as Secretary of the Board of Managers of the Walnut Central Condominium Association, being first duly sworn, on oath certifies that a copy of this Amendment was mailed by certified mail, return receipt requested, to all mortgagees having a bona fide lien of record against any Unit Ownership in the above described Property at least ten (10) days prior to the date of this affidavit.

Dated this 17<sup>th</sup> day of JUNE, 1999.

Dennis B O'Malley  
Secretary

I, SUZANNE V. DALLAS, a Notary Public in and for said County in the State aforesaid do hereby certify that Dennis O'Malley, Secretary of the Board of Managers of the Walnut Central Condominium Association, personally known to me to be the same person whose name is subscribed to the foregoing affidavit as Secretary, appeared before me this day in person and acknowledged that he signed and delivered said affidavit as his own free and voluntary act and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15<sup>th</sup> day of JUNE, 1999.



Suzanne V. Dallas  
Notary Public

My commission expires:

APRIL 6<sup>th</sup>, 2002

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JAMES M. MORAN  
SHERIFF V. THOMAS  
STATE OF ILLINOIS  
JAN 10 2012 10:00 AM