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FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR THE 2415-17 WEST LUNT CONDOMINIUM CHICAGO, ILLINOIS, 60645, FILED AS DOCUMENT NO. LR3156256

This Amendment is made and entered into by and between all condominium owners to wit: Mary Mackin, Unit 1E; William C. Heitz and Jane A. Heitz, Unit 2E; Esther Mott and James Mott, Unit 3E; Clare Murray and Michael Murray, Unit 1W; ~~Lucy~~ Lawrence D. Kowalski and Necia Kowalski, Unit 2W; and Florence LeDuc and Denis Girard, Unit 3W.

Whereas, the Declaration of Condominium Ownership and of easements, restrictions and covenants for the 2415-17 West Lunt Condominium, Chicago, Illinois, 60645, (The Declaration) was recorded with the Registrar of Torrens Title, Cook County, Illinois on April 15, 1980 as document No. LR3156256.

Whereas, as the signatories of this agreement are fee simple owners of their respective units as follows:

- Mary Mackin, Unit 1E;
- William C. Heitz and Jane A. Heitz, Unit 2E;
- Esther Mott and James Mott, Unit 3E;
- Clare Murray and Michael Murray, Unit 1W;
- Lawrence D. ~~Lucy~~ Kowalski and Necia Kowalski, Unit 2W;
- (LDC) Florence LeDuc and Denis Girard, Unit 3W.

all of which units are delineated on the survey of the parcel of real estate described as follows:

LOTS 43 AND 44, IN BLOCK 17, IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH,

Affidavit of # 1354100 Kowalski

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RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1979 AND KNOWN AS TRUST NUMBER 45924 FILED APRIL 15, 1980 AS DOCUMENT LR3156256, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Whereas, William C. Heitz and Jane A. Heitz are desirous of transferring the exclusive use for parking purposes of parking space P#4, which is a limited common element under the Declaration, to John C. Wallace, pursuant to their sales contract dated March 3, 1990, and attached hereto as Exhibit "A".

Whereas, Article III, paragraphs 1 through 6 of the Declaration permits the transfer of limited common elements between unit owners pursuant to the terms and conditions of said Declaration and the Illinois Condominium Property Act, Ill. Rev. Stat., Ch. 30, Sec. 301, et al.

Whereas, the Condominium Association, with the assent of all the condominium unit owners, have previously assigned the exclusive use of certain parking spaces, hereby formally, assign the exclusive and permanent use of the condominium parking spaces, for parking purposes only, as a limited common element as follows:

- 1) P#4 to William C. Heitz and Jane A. Heitz, for Unit 2E;
- 2) P#5 to Esther Mott and James Mott, for Unit 3E;
- 3) P#3 to Clare Murray and Michael Murray, for Unit 1W;

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LAWRENCE D. *(initials)*

- 4) P#2 to ~~Harry~~ Kowalski and Necia Kowalski, for Unit 2W;
- 5) P#1 to Florence LeDuc and Denis Girard, for Unit 3W.

Whereas, the Condominium Association, with the assent of all unit owners, had previously transferred and granted and assigned as a limited common element, the permanent and exclusive use of parking space P#4, to William C. Heitz and Jane A. Heitz.

NOW WHEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

(1) Pursuant to the Declaration and Plat of Survey, as amended, and by deed issued thereunder, parking spaces designated as:

- a. P#4, the fourth most easterly space, is designated as a limited common element appurtenant to Unit 2E and shall transfer, remain and continue in William C. Heitz and Jane A. Heitz;
- b. P#5, the fifth most easterly space, is designated as a limited common element appurtenant to Unit 3E, and shall transfer, remain and continue in Esther Mott and James Mott;
- c. P#3, the third most easterly space, is designated as a limited common element appurtenant to Unit 1W, and shall transfer, remain and continue in Clare Murray and Michael Murray;
- d. P#2, the second most easterly space, is designated as a limited common element appurtenant to Unit 2W, and shall transfer, remain and continue in ~~Harry~~ Kowalski and Necia Kowalski;

LAWRENCE D.

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- e. P#1, the first most easterly space, is designated as a limited common element appurtenant to Unit 3W, and shall transfer, remain and continue in Florence LeDuc and Denis Girard;

for the rights to the exclusive use for parking purposes of the aforementioned parking space.

(2) Pursuant to the Declaration and Plat of Survey, as amended, and by deed issued thereunder, parking space designated as P#4, is designated as a limited common element appurtenant to Unit 2E and shall transfer, remain and continue in the purchaser, John C. Wallace, for the rights to the exclusive use for parking purposes of said parking space P#4. Immediately upon the execution and recording of this Amendment, said parking space P#4 shall remain and continue as a limited common element appurtenant to Unit 2E.

(3) The respective percentage of ownership of each of the parties in their respective units relative to the common elements shall remain unchanged from that percentage set forth in the Declaration.

(4) Except as specifically amended herein, the terms and the provisions of the Declaration, as recorded and as previously amended in accordance with its terms, shall remain in full force and effect.

(5) This Amendment shall be binding upon and shall inure to the parties hereto and their respective successors and assigns and to any person having at any time any interest or estate in the property described herein.

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(6) The parties hereto certify that a copy of this Amendment has been delivered to the Board of Managers of the 2415-17 West Lunt Condominium Association, in accordance with the Declaration and the Illinois Condominium Property Act, Ill. Rev. Stat., Ch. 30, Par. 326 (1978).

IN WITNESS WHEREOF, the parties have executed this Amendment this 19 day of MAY, 1990.

UNIT 1E Tax ID No.
10-36-218-045-1001

Mary Mackin
Mary Mackin

UNIT 2E Tax ID No.
10-36-218-045-1002

William C. Heitz
William C. Heitz

Jane A. Heitz
Jane A. Heitz

UNIT 3E Tax ID No.
10-36-218-045-1003

Esther Mott
Esther Mott

James Mott
James Mott

UNIT 1W Tax ID No.
10-36-218-045-1004

Clare Murray
Clare Murray

Michael Murray
Michael Murray

UNIT 2W Tax ID No.
10-36-218-045-1005

Lawrence D. Kowalski
Lawrence D. Kowalski

Necia Kowalski
Necia Kowalski

UNIT 3W Tax ID No.
10-36-218-045-1006

Florence LeDuc
Florence LeDuc

Denis Girard
Denis Girard

LAWRENCE D. KOWALSKI
(17X)

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CONSENT OF BOARD OF DIRECTORS OF THE 2415-17 WEST LUNT CONDOMINIUM ASSOCIATION

There being a meeting of the unit owners of 2415-17 West Lunt Homeowners Association on April 21, 1990, all parties being appraised and a majority present, the instant Amendment to the Declaration of Condominium Ownership for 2415-17 West Lunt, 2415-17 West Lunt, Chicago, Illinois, 60645, is hereby approved and ratified with the consent of all the current unit owners.



President



Secretary

Prepared By & When Recorded Mail To:

Kevin F. Donohue, Esq.
O'CONNOR, SCHIFF & MYERS
Two North LaSalle Street
Tenth Floor
Chicago, Illinois 60602

Property Address: 2415-17
West Lunt, Chicago, Illinois

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	Real Estate Tax Nos.
Unit 1E	10-36-218-045-1001
Unit 2E	10-36-218-045-1002
Unit 3E	10-36-218-045-1003
Unit 1W	10-36-218-045-1004
Unit 2W	10-36-218-045-1005
Unit 3W	10-36-218-045-1006

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Diane Herbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY MACKIN, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of May, 1990.

Diane J. Herbert
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/92

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Diane Herbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM C. HEITZ and JANE A. HEITZ, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of May, 1990.

Diane J. Herbert
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/92

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Diane Herbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES MOTT and ESTHER MOTT, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of May, 1990.

Diane J. Herbert
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/92

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Diane Herbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL MURRAY and CLARE MURRAY, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of May, 1990.

Diane J. Herbert
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/92

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STATE OF ILLINOIS)
) SS.
 COUNTY OF C O O K)

I, Diane Herbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LARRY KOWALSKI and NECIA KOWALSKI, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of May, 1990.

Diane J. Herbert
 NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/92

STATE OF ILLINOIS)
) SS.
 COUNTY OF C O O K)

I, Diane Herbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FLORENCE LEDUC AND DENIS GIRARD, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of May, 1990.

Diane J. Herbert
 NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/92

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CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

IDENTIFIED No	Registrar of Torts and Titles CAROL MOSELEY BRAUN Walker
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KEVIN DONOVAN
 O'CONNOR, SALES + MGRS
 201 LANSAC ST
 10TH FLOOR
 Chicago IL 60602

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