

3910256

Second
AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
VISTA DEL LAGO CONDOMINIUM

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3/24

Subject: possible U.S. Federal Tax Consequences

This document is registered for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration"), for Vista Del Lago Condominium (hereafter the "Association"), which Declaration was registered on June 30, 1967, as Document No. 2332627 in the Office of the Registrar of Titles of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

This amendment is adopted pursuant to the provisions of Paragraph 17 of the aforesaid Declaration. Said Paragraph provides that this amendment, the text of which is set forth below, shall become effective upon registration in the Office of the Registrar of Titles of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is approved by the Board of Managers of the Association (the "Board"), and by unit owners owning not less than seventy five percent in the aggregate of the total ownership interest in the common elements.

RECITALS

WHEREAS, by the Declaration registered in the Office of the Registrar of Titles of Cook County, Illinois, the Property has been submitted to the provisions of the Illinois Condominium Property Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to modify the provision concerning decorating of units and responsibility for cleaning, maintenance, repair and replacement of windows; and

WHEREAS, the amendment has been approved in writing by the signatures of all the Board members and by unit owners owning not less than seventy five percent (75%) in the aggregate of the total ownership interest in the common elements all in compliance with Paragraph 17 of the Declaration;

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Vista Del Lago Condominium is hereby amended in accordance with the text which follows (Additions in text are indicated by underline; deletions by ~~XXXXXXXXXX~~):

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1. Paragraph 9

Decorating. Each unit owner shall furnish and be responsible for, at his own expense, all of the decorating within his own unit from time to time, including painting, wall papering, washing, cleaning, panelling, floor covering, draperies, window shades, curtains, lamps and other furnishings and interior decorating. Each unit owner shall be entitled to the exclusive use of the interior surfaces of the perimeter walls, floors and ceilings, which constitute the exterior boundaries of the respective unit owned by such unit owner, and such unit owner shall maintain such interior surfaces in good condition at his sole expense as may be required from time to time, which said maintenance and use shall be subject to the rules and regulations of the Board of Managers, and each such owner shall have the right to decorate such interior surfaces from time to time as he may see fit, and at his sole expense. Notwithstanding the provisions of Paragraph 8 hereof, all windows and window frames and doors appurtenant to each Unit shall be maintained, repaired and replaced by and at the expense of the respective Unit Owner. All replacement windows and window frames and doors must be approved in advance by the Board. The interior surfaces of all windows forming part of a perimeter wall of a unit shall be cleaned or washed at the expense of each respective unit owner, and the exterior surfaces of such windows shall be cleaned or washed as part of the common expenses by the Board of Managers at such time or times as the same shall determine. The use of and covering of all interior surfaces of such windows, whether by draperies, shades or other items visible on the exterior of the buildings, shall be subject to the rules and regulations of the Board of Directors. Decorating of the common elements (other than the interior surfaces within the unit as above provided), and any redecorating of units to the extent made necessary by any damage to existing decorating of such units caused by maintenance, repair or replacement work on the common elements by the Board of Managers, shall be furnished by the Board of Managers as part of the common expenses.

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2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

This instrument was prepared by:

David M. Bendoff
Martin, Craig, Chester &
Sonnenschein
55 West Monroe Street
Suite 1200
Chicago, Illinois 60603

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EXHIBIT "A"

LEGAL DESCRIPTION

Units 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 3E, 3F, 3G and 3H in

Lot 25 and the South 5 feet of Lot 24 as measured on the East and West lines thereof all being in Park Lake Estates, Unit No. 4, being a Subdivision of part of the South 20 acres of the West 50 acres of the Southeast 1/4 of Section 27, Township 41 North, Range 12 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 20, 1960, as Document Number 1843410, as created by the Declaration of Condominium registered on June 30, 1967, as Document # 2332627

Commonly known as 1 North Dee Road, Park Ridge, Illinois.

09-27-417-084-1001 thru 1024

Office of Cook County Clerk's Office

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, FRANK ELEGRETT, am the President of the Board of Managers of Vista Del Lago Condominium, a condominium established by the aforesaid declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration.

EXECUTED this 18th day of October, 1987.

BY: Frank Elegrett
President

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned, are the members of the Board of Managers of Vista Del Lago Condominium, a Condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we hereby execute, approve and consent to the amendment to the Declaration.

EXECUTED this 18th day of October, 1989.

B. Heimerdinger
M. Colletti
J. Truesdell
Frank Egan
M. Healey

(Corporate)
(Seal)

being all of the members of
the Board of Managers of
Vista Del Lago Condominium

ATTEST: B. Heimerdinger
Secretary

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WE, THE UNDERSIGNED, constituting unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership interest in the common elements hereby declare that we have received the foregoing Amendment, understand its contents and effect, and hereby give our approval of and consent to said Amendment by our signatures below:

<u>FRED MORGAN</u> Owner's printed name	<u><i>Fred Morgan</i></u> Owner's Signature	<u>7A</u> Unit No.	4.00
<u>Gladys Clinger</u> Co-Owner's printed name (widow, not remarried)	<u><i>Gladys Clinger</i></u> Co-Owner's signature	<u>1-B</u> % Ownership in Common Elements	3.80

<u>M M L E I V N S N</u> Owner's printed name (widow, not remarried)	<u><i>Marian McLeenan</i></u> Owner's signature	<u>1-D</u> Unit No.	4.64
Co-Owner's printed name	Co-Owner's signature	% Ownership in Common Elements	
<u>LOIS MENNEN</u>	<u><i>Lois Mennen</i></u>		

<u>LOIS MENNEN</u> Owner's printed name (widow, not remarried)	<u><i>Lois Mennen</i></u> Owner's Signature	<u>3C</u> Unit No.	4.22
Co-Owner's printed name	Co-Owner's signature	% Ownership in Common Elements	

<u>MARY DEMANSKI</u> Owner's printed name (widow, not remarried)	<u><i>Mary Demanski</i></u> Owner's signature	<u>7D</u> Unit No.	3.80
Co-Owner's printed name	Co-Owner's signature	% Ownership in Common Elements	

<u>ROSALIA G. KRAFT</u> Owner's printed name (widow, not remarried)	<u><i>Rosalie G. Kraft</i></u> Owner's Signature	<u>2B</u> Unit No.	3.80
Co-Owner's printed name	Co-Owner's signature	% Ownership in Common Elements	

<u>PHYLLIS KASE</u> Owner's printed name (widow, not remarried)	<u><i>Phyllis Kase</i></u> Owner's signature	<u>1E</u> Unit No.	4.64
Co-Owner's printed name	Co-Owner's signature	% Ownership in Common Elements	

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WE, THE UNDERSIGNED, constituting unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership interest in the common elements hereby declare that we have received the foregoing Amendment, understand its contents and effect, and hereby give our approval of and consent to said Amendment by our signatures below:

E. MKARL (widow, not remarried) [Signature] 2H 4.00
Owner's printed name Owner's Signature Unit No.

Co-Owner's printed name Co-Owner's signature % Ownership in Common Elements

at Frynn H. Cooke (widow, not remarried) [Signature] 3E 4.65
Owner's printed name Owner's signature Unit No.

Margaret R. Cooke [Signature] % Ownership in Common Elements
Co-Owner's printed name Co-Owner's signature

at Z. J. PETKUS (widow, not remarried) [Signature] 2D 4.65
Owner's printed name Owner's Signature Unit No.

W. F. PETKUS [Signature] % Ownership in Common Elements
Co-Owner's printed name Co-Owner's Signature

at Glen T. Wilms (widow, not remarried) [Signature] 1G 3.80
Owner's printed name Owner's signature Unit No.

[Signature] [Signature] % Ownership in Common Elements
Co-Owner's printed name Co-Owner's signature

Lois Ramsey WMA [Signature] 2C 4.22
Owner's printed name Owner's Signature Unit No.

[Signature] [Signature] % Ownership in Common Elements
Co-Owner's printed name Co-Owner's signature

PATRICIA KEE SPURT (widow, not remarried) [Signature] 1F 4.22
Owner's printed name Owner's signature Unit No.

Co-Owner's printed name Co-Owner's signature % Ownership in Common Elements

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WE, THE UNDERSIGNED, constituting unit owners owning not less than seventy-five percent (75%) in the aggregate of the total ownership interest in the common elements hereby declare that we have received the foregoing Amendment, understand its contents and effect, and hereby give our approval of and consent to said Amendment by our signatures below:

<u>B. Heimerdingen</u> Owner's printed name	<u>B. Heimerdingen</u> Owner's Signature	<u>3H</u> Unit No.	<u>4.00</u>
<u>P. E. Egert</u> Co-Owner's printed name	<u>P. E. Egert</u> Co-Owner's signature	<u>3/F</u> % Ownership in Common Elements	<u>4.22</u>
<u>Frank Egert</u> Co-Owner's printed name	<u>Frank Egert</u> Co-Owner's signature		
<u>Rocco Colletti</u> Owner's printed name	<u>Rocco Colletti</u> Owner's signature	<u>1C</u> Unit No.	<u>4.22</u>
<u>MARGARET Colletti</u> Co-Owner's printed name	<u>Margaret Colletti</u> Co-Owner's signature	<u>1C</u> % Ownership in Common Elements	
<u>H. TERPENCE</u> Owner's printed name	<u>H. Terrence Terrence</u> Owner's signature	<u>2E</u> Unit No.	<u>4.65</u>
<u>William Terrence</u> Co-Owner's printed name	<u>William Terrence</u> Co-Owner's signature	<u>2D</u> % Ownership in Common Elements	<u>4.65</u>
<u>GRACE E. M. Cowan</u> Owner's printed name	<u>Grace E. M. Cowan</u> Owner's signature	<u>3G</u> Unit No.	<u>3.80</u>
<u>William H. Cowan</u> Co-Owner's printed name	<u>William H. Cowan</u> Co-Owner's signature	<u>3G</u> % Ownership in Common Elements	

hereby give our consent to the foregoing Amendment to the Declaration of Condominium for the above described property, and to the provisions of the Trust Agreement dated 2/16/84 and known to the undersigned.

FIRST NATIONAL BANK OF MORTON GROVE, a national banking association as Trustee under the provisions of a Trust Agreement dated 2/16/84 and known to the undersigned.

Without recourse
First National Bank of Morton Grove
TRUSTEE UNDER THE TRUST AGREEMENT DATED 2/16/84

By [Signature]
AUTHORIZED OFFICER

[Signature]
Owner's printed name

[Signature]
Owner's Signature

3/F
Unit No.

[Signature]
Co-Owner's printed name

[Signature]
Co-Owner's signature

[Signature]
% Ownership in Common Elements

Owner's printed name Owner's signature Unit No.

Co-Owner's printed name Co-Owner's signature % Ownership in Common Elements

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REGISTRAR OF TITLES

David N. Bendoff
Martin C. Cas, Cheta & Jennifer
SJ
Chicago, Illinois, IL # 1200
60909 125-1114, JIL 60603