

FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR THE BERWYN
CONDOMINIUM ASSOCIATION



Doc# 1910645000 Fee \$70.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2019 09:05 AM PG: 1 OF 17

This First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants For The Berwyn Condominium Association, is made and entered into this 7th day of April, 2019, by the Board of Managers of The Berwyn Condominium Association (hereinafter referred to as the "Board") and the undersigned Unit Owners of condominium units in The Berwyn Condominium Association (hereinafter referred to as "Unit Owners") of The Berwyn Condominium Association.

WITNESSETH

WHEREAS, by a certain Declaration of Condominium Ownership and Of Easements, Restrictions and Covenants for The Berwyn Condominium Association recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 2, 2006 as Document No. 0612210107 (hereinafter called "Declaration"), certain real estate located in Chicago, Cook County, Illinois (hereinafter called "Property") identified therein was submitted to the Condominium Property Act of the State of Illinois (hereinafter called "Act"). The real estate now subject to the Declaration is identified and legally described in the Legal Description set forth in the Exhibit entitled "Legal Description" attached hereto and which forms a part hereof; and

III

WHEREAS, the Declaration, at Article ~~IX~~, Section C, identified and designated the Parking Spaces as Limited Common Elements, with the Parking Spaces to be assigned to Units by the Developer pursuant to the initial deeds of conveyance for each Unit; and the Plat of Survey attached to the Declaration identified the location of Parking Spaces (except for Parking Space No. P-11 which Developer later created); and

WHEREAS, the initial deeds of conveyance of each Unit did not identify the Parking Space(s) assigned to the respective Unit; and

WHEREAS, the Board and the Owners deem it desirable to clarify the assignment of Parking Spaces and to identify the Unit to which each Parking Space, is assigned; and

WHEREAS, Section 27(b)(1) of the Illinois Condominium Property Act provides that, by a majority vote of 2/3 of the members of the Board of Managers, the Association may amend the Declaration to correct errors or omissions to the Declaration in such respects to conform to the Act; and further. Article XII, Section H of the Declaration provides that the Declaration may be changed, modified or rescinded by the approval of three-fourths of the Unit Owners (noting that pursuant to Section 27(a)(ii) of the Act the Declaration may not require approval by more than three-quarters vote of all Unit Owners), and that such change, modification or rescission contain an affidavit by the Secretary of the Association certifying that notice of the change, modification or rescission has been mailed by certified mail to all first mortgagees of record;

NOW THEREFORE, the Board and Unit Owners of the Association do further hereby amend and modify the Declaration as follows:

1. The Declaration, at Article ~~III~~, entitled "Common Elements," at Section C entitled "Limited Common Elements," is hereby modified by adding the following to Section C:

The Unit Owners and the Board hereby agree and acknowledge that the Parking Spaces are assigned to Units as follows:

Parking Space Number Unit Number Assigned

P-1	ID
P-2	2C
P-3	3B
P-4	2A
P-5	3A
P-6	3C
P-7	3C
P-8	1A
P-9	1B
P-10	1A
P-11	2B

The Unit Owners and Board recognize and acknowledge that Parking Space P-11, which is located directly to the east of Parking Space P-1, was added and assigned subsequent to the recording of the Declaration and Plat, but that P-11 was assigned to Unit 2B and has been utilized by 2B. The Board of Managers is hereby authorized to record an amendment to the Plat (and Declaration) to the extent deemed necessary to reflect Parking Space P-11 in accordance herewith. These assignments and this First Amendment shall be binding on all future owners of Units in the Association.

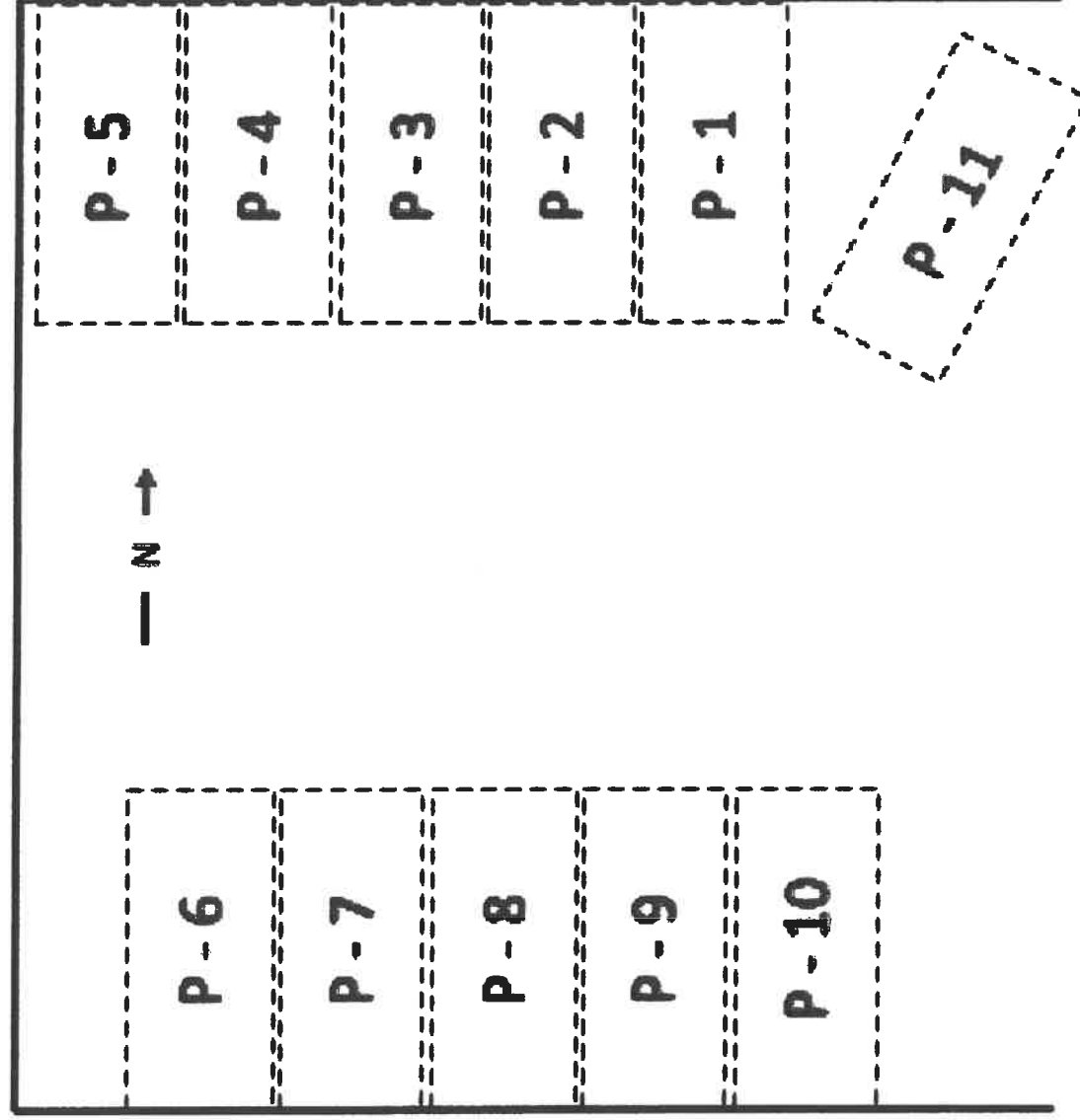
This Amendment to Declaration of Condominium Ownership And Easements, Restrictions and Covenants for The Berwyn Condominium Association shall become effective on the date it is filed with the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the Board of Managers have signed this instrument below; and the Unit Owners, as set forth on the pages attached hereto, have approved and acknowledged this Amendment.

David J. Chiselman DAVID J. CHISELMAN
Frank Theodore
Ma BAILEY SPENCER
TREASURER.

COOK COUNTY
RECORDER OF DEEDS

5224 – 5228 N Winthrop Ave Parking Map



AFFIDAVIT OF SECRETARY

The undersigned, on oath, state that I have personal knowledge of the facts in this Affidavit and could testify to the same if necessary; and further state that I am the Secretary of the Board of Managers of The Berwyn Condominium Association, that the foregoing constitutes the signatures of the members of the Board; and further certify that approvals and signatures attached to this Amendment represent Unit Owners approving the foregoing First Amendment to Declaration. I further certify that notice of this First Amendment has been mailed by certified mail to all first mortgagees of record.

IN WITNESS WHEREOF, I have sent my hand and seal as the Secretary of this Association on this 12th day of April 2019.



Frank Theodorakis, Secretary

SUBSCRIBED AND SWORN to before me
this 12th day of April 2019.





NOTARY PUBLIC

THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

4

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No.

36

Signature of Owner (and/or proxy, if any):

David J. Chabot

THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

☒

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

☐

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 1A

Signature of Owner(and/or proxy, if any):

Julie Dwyer

THE BERWYN CONDOMINIUM ASSOCIATION

**BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES**

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

✓

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 1B

Signature of Owner(and/or proxy, if any):

Branka Hess

THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

X

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No.

11

Signature of Owner (and/or proxy, if any):



THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

X

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 2A

Signature of Owner(and/or proxy, if any):  04/21/17

THE BERWYN CONDOMINIUM ASSOCIATION

**BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES**

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

✓

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 28

Signature of Owner(and/or proxy, if any):

Frank Theodorakis

THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

X

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No.

Signature of Owner(and/or proxy, if any):

THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote.

X

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 1112

Signature of Owner(and/or proxy, if any): Janet

THE BERWYN CONDOMINIUM ASSOCIATION

**BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES**

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote

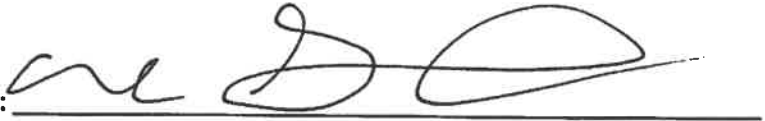
X

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 34

Signature of Owner(and/or proxy, if any):



THE BERWYN CONDOMINIUM ASSOCIATION

BALLOT FOR VOTE TO APPROVE OF PROPOSED FIRST AMENDMENT
TO DECLARATION RELATING TO ASSIGNMENT OF PARKING SPACES

PLEASE CAST ONE VOTE BY PLACING "X" IN ONE SPACE ONLY:

Vote
X

YES. I APPROVE THE PROPOSED FIRST AMENDMENT

 NO. I DO NOT APPROVE THE PROPOSED FIRST AMENDMENT

Unit No. 3B

Signature of Owner(and/or proxy, if any): Jennifer Hill

EXHIBIT - LEGAL DESCRIPTION

TO

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR THE BERWYN CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION

Units 1A, 1B, 1C, 1D, 2A, 2B, 2C, 3A, 3B, and 3C, in The Berwyn Condominium as delineated on the Survey of the following described real estate: Lot 7 and the North 12 1/2 feet of Lot 8, in Block 10 in John Lewis Cochran's Subdivision of the West Half of the Northeast Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0612210107, in Cook County, Illinois together with their undivided percentage interests in the common elements.

All units located in Chicago, Illinois 60640

<u>Unit</u>	<u>Address</u>	<u>P.I.N.:</u>
1A	5228N Winthrop	14-08-210-025-1001
1B	5224 N Winthrop	14-08-210-025-1002
1C	5224 N. Winthrop	14-08-210-025-1003
1D	5228 N Winthrop	14-08-210-025-1004
2A	5228 N Winthrop	14-08-210-025-1005
2B	5224 N Winthrop	14-08-210-025-1006
2C	5224 N Winthrop	14-08-210-025-1007
3A	5228 N Winthrop	14-08-210-025-1008
3B	5224 N Winthrop	14-08-210-025-1009
3C	5224 N Winthrop	14-08-210-025-1010

Prepared by: Dickler, Kahn, Slowikowski & Zavell, Ltd.
& RETURN TO 85 W. Algonquin Road, Suite 420
Arlington Heights, IL 60005