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Cook County Recorder 59.00



08021209

FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
FOR FORD CITY
CONDOMINIUM

This Amendment to the Declaration
of Condominium Ownership and
of Easements, Restrictions,
Covenants and By-Laws for Ford
City Condominium, adopted this _

11th day of MAY, 1998, the

affirmative vote of not less than two-thirds (2/3) of the total (votes) ownership of the
common elements, voting in person or by proxy at a meeting of the (owners) members of
the Association, duly called and held on the above date, which meeting and vote are
certified by an officer of the Association and the directors of the Association.

W I T N E S E T H:

WHEREAS, by a certain Declaration of Condominiums Ownership and of Easements,
Restriction, Covenants, and By-Laws for Ford City Condominium, which Declaration was
filed in the Office of the Recorder of Deeds of Cook County, Illinois, on April 9, 1979 as
Document No. 24911808 (hereinafter referred to as the "Declaration") certain real estate
was submitted to the Condominium Property Act of the State of Illinois, said condominium
being known as the Ford City Condominium Association. The real estate subject to the
Declaration as a result of the recordation of the Declaration is identified and legally
described on Exhibit A, which is attached hereto and forms a part hereof. Exhibit B which

F	A
F	B
Y	V
I	(M)

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is attached hereto and forms a part hereof, identifies the Unit Numbers and the percentage ownership interest in the common elements and the Permanent Index Numbers (P.I.N.) for the Units; and

WHEREAS, Article XII, Section 11 of the Declaration provides for amendment, change or modification of the Declaration and By-Laws by the affirmative vote of Unit Owners (either in person or by proxy) owning not less than two-thirds (2/3) of the total ownership of the common elements, signed and acknowledged by the President and Secretary of the Board certifying the meeting election and vote and containing affidavit by an officer of the Board certifying that a copy of the change, modification, or rescission has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than ten (10) days prior to the date of such affidavit, and an affidavit by an officer certifying that such mailing is a part of this instrument; and

WHEREAS, the Board and Unit Owners deem it desirable to control, limit and eliminate the leasing of the Units; and

WHEREAS, the Board and Unit Owners desire to reserve to the Board of Directors of the Ford City Condominium Association the authority, in their sole and absolute discretion to lease Units owned or possessed by the Board or by the Ford City Condominium Association; and

NOW THEREFORE, the Board, and the Unit Owners having at least two-thirds (2/3) of the total vote having so voted do hereby amend the Declaration as follows:

Article VII, of the Declaration is hereby amended by adding Sections 19, 20, 21, 22, 23, 24, and 25 as follows:

19. A Unit Owner may not lease the Unit owned during the entire period of Unit Ownership except as allowed by Sections 19 through 25 of this Article VII,

and except that each Unit Owner leasing a Unit on January 15, 1998, may continue to lease or rent that Unit to the tenant(s) leasing the unit on January 15, 1998, during that Unit Owner's remaining period of ownership of that Unit, until that Unit is sold to a third party. Upon the sale of the Unit to a third party, rental or leasing of that Unit which had been rented or leased on January 15, 1998, will no longer be allowed, it being required that the Unit thereafter be occupied by the Unit Owner. Any Unit leased and/or occupied by other than the Unit Owner on January 15, 1998, which is leased and occupied in accordance with the other requirements of this document, the Act, and the Rules and Regulations, may continued to be leased and occupied by the individual or individuals and their immediate families for so long as they continue to lease and occupy the Unit, until the sale, transfer or other disposition of the Unit by the Owner owning and leasing the Unit on January 15, 1998, it being the intention hereof that existing tenants and occupants may continue to lease, reside in, and occupy the Unit they lease, reside in, and occupy on January 15, 1998, until such time as they either terminate their lease occupancy or tenancy or the Unit Owner sells, whichever is first to occur, it being further understood that this Amendment does not vest rights in the tenant to a lease, and that tenants continuing right to lease may terminate upon termination of the lease or non-renewal thereof by the Owner, or upon any other violations of the requirements of this Amendment of the Declaration or By-Laws or of the Declaration or By-Laws or the Rules and Regulations. Any Unit which was not rented on or before January 15, 1998, or which was occupied by the Owner, on or before January 15, 1998, may not be rented, leased or occupied by other than the Unit Owner and the Unit Owner's immediate family for any time period or under any circumstances after January 15, 1998, except as otherwise provided in Section 19 through 25. All leases in effect on or before January 15, 1998, and all leases in effect after January 15, 1998, shall be subject to this Declaration, this Amendment, all prior and subsequent Amendments, the Condominium Property Act now in effect and as amended from time to time, provided, however, that no changes to the Condominium Property Act will allow leasing as prohibited herein. All lessees, tenants and occupants shall be subject to the Declaration, By-Laws, Amendments, all Rules and Regulations in effect at the time of this Amendment or as amended by the Board from time-to-time and to the Act, provided, that no changes to the Condominium Property Act which allow leasing as prohibited therein shall supersede this provision. The Rules and Regulations in effect at the time of this Amendment shall be deemed incorporated herein by this reference and shall be deemed reasonable in all respects by all Owners, Lessees, occupants and tenants and by any court of competent jurisdiction. The Board shall have sole and absolute discretion to determine if a change in ownership, sale of the Unit to a third party, a transfer which prohibits further leasing, or a change in the tenant(s) leasing or occupying a Unit has occurred with respect to a Unit and/or the Unit Ownership, and the Board's determination shall not be subject to challenge or judicial review and shall be final and binding upon the Unit and the Unit Ownership.

20. The Board shall have sole and absolute discretion to waive, modify or eliminate the restrictions, limitations, prohibitions or conditions in Section 19 of this Article VII and to allow the leasing of a Unit to avoid an extreme or undue hardship

with respect to any Unit Ownership or Owner. Any such lease shall be for a minimum period of twelve (12) months and shall not exceed twenty-four (24) months. No Unit Owner shall be granted permission to lease pursuant to this paragraph more than once during the period of ownership. The Board may charge a reasonable fee for the processing of lease applications to be paid by the Unit Owner, plus all legal and management fees incurred by the Association. The Board's determination in each case shall be final. No court or other tribunal may consider whether the Board was correct or reasonable in its determination of the presence or absence of undue hardship, or whether the Board was reasonable in the exercise of its rights herein. The exercise of the Board's discretion or authority under this Section 20 shall not be deemed to be or constitute a waiver or the restrictions, limitations, prohibitions or conditions of Sections 19 through 25 and shall not under any circumstances prejudice the right of the Board to enforce the restrictions, limitations, prohibitions, or conditions of Sections 19 through 25 or any other provisions or restrictions.

21. Notwithstanding the provisions Section 19, with respect to any Unit which the Association, or Board has or shall have possession, or an ownership interest the Board shall have the authority to lease the Unit to any person, exempt from and without complying with the lease restrictions or any provision of Sections 19 through 25 whenever the Board shall determine, in its sole and absolute discretion, that the interest of the Association would be served thereby.

22. Any Unit Owner other than the Board wishing to lease his Unit and asserting hardship as a bases for requesting permission to lease, shall provide to the Board not less than forty-five (45) days' prior written notice of the terms of any proposed lease together with a copy of the proposed lease, the names and addresses of the proposed lessee and a written application containing sufficient facts showing the hardship to the Unit Owner, and such other information concerning the proposed lessee as the Board, in its sole and absolute discretion, may deem necessary. The Board shall have thirty (30) days from the date a complete application is provided to the Board to provide a determination to the Unit Owner whether the lease application is approved or denied. The determination of the Board shall be final and binding upon the Unit Owner.

23. Every lease permitted by this Amendment shall be in writing and must state that the lease is subject in all respects to the provisions of the Declaration (as amended), By-Laws and Rules and Regulations of the Association presently existing or adopted by the Board, and that failure by the lessee to comply with the terms thereof shall be a default under such lease. A copy of every executed lease must be provided to the Property Manager (or Board of Directors if there is no property manager) no later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first.

24. The Board shall have the authority at its sole discretion to adopt such Rules and Regulations it deems necessary to administer, enforce and supplement the

provisions of Sections 19 through 25, but the absence of any such Rules and Regulations shall not prevent the Board from administering or enforcing the provisions of Sections 19 through 25. Any such Rules and Regulations shall be deemed reasonable. The Board shall have the further right to have and conduct an interview and/or orientation meeting with any and all lessee's and occupants of a rented Unit prior to occupancy. The Board may ask questions and impose requirements in order to determine whether all conditions for occupancy, under the Declaration By-Laws, Rules and Regulations, including regulations regarding occupancy, relations of occupants, number of occupants, municipal health or other code or ordinance requirements have been met or satisfied. The Board shall have the right if it determines that requirements have not been met to reject an applicant either at the interview/orientation meeting or within ten (10) days thereafter. Only tenants who were not in occupancy of the Unit on January 15, 1998, shall be subject to the interview/orientation requirement. The Board shall have the right to establish Rules and Regulations limiting the number of persons occupying, residing or staying in a Unit. Maximum occupancy of any Unit whether rented or occupied by the owner shall be two (2) persons per bedroom per Unit. Adults, children, and infants shall all be counted. A one bedroom Unit shall be occupied by no more than two (2) persons; a two (2) bedroom Unit shall be occupied by no more than four (4) persons; and a three (3) bedroom Unit shall be occupied by no more than six (6) persons.

25. In the event that a Unit or any interest therein is leased in violation of Sections 19 through 25, such lease shall be void, and the Board shall have the right to enforce the restrictions, limitations, prohibitions or conditions set forth in Sections 19 through 25 or other provisions of the Declaration and By-Laws and the Act by any proceeding at law or in equity, and may pursue any or all of the remedies set forth in the Declaration, By-Laws and Rules and Regulations. All expenses of the Board or Association incurred in connection with enforcement of Sections 19 through 25, or with such actions and proceedings including all attorneys' fees, court costs, other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the maximum legal rate until paid, incurred prior to, during and after such actions or proceedings, shall be charged to and assessed against the defaulting Owner, and shall be added to and deemed a part of the Owner's respective share of the common expenses, and the Board shall have a lien for all of the same upon the Unit and the Owner and upon all of the Owner's personal property in the Unit or located elsewhere on the property.

I. Article VIII, Section 1 and 2, are hereby deleted in their entirety and the following is substituted in their place and stead:

1. Sale. Any Unit Owner who wishes to sell his Unit Ownership shall give to the Board thirty (30) days prior written notice of his intent to sell and shall also provide at that time the terms of any contract to sell together with a copy of the contract, the name, address and financial information and character references of the proposed purchaser and all occupants, and such other information concerning the

proposed purchaser and/or all other occupants of the Unit as the Board requires. The members of the Board acting on behalf of the other Unit Owners shall at all times have the first right to reject any such submissions or documents that do not provide all of the documentation requested or required and to thereby reject the sale and/or to reject any purchasers who do not meet the financial or character standards required by the Board. After the Unit Owner provides all of the necessary information, documentation and materials which are determined by the Board to be acceptable in form and substance to the Board, the members of the Board, on behalf of the other Unit Owners, shall have the first right to purchase such Unit Ownership upon the same terms as set forth in the contract, which option shall be exercisable for a period of thirty (30) days following the date of receipt of all such information, documentation and materials. If said option is not exercised within the said thirty (30) days, the Unit Owner may, at the expiration of said thirty (30) day period, and at any time within ninety (90) days after the expiration of such period proceed to consummate the sale of such Unit Ownership to such purchaser named in such contract upon the terms specified therein. If the Unit Owner fails to close said proposed sale within said ninety (90) days the Unit Ownership shall then become subject to the Board's right of first refusal and all other requirements herein provided.

2. Gift. Any Owner who wishes to make a gift of a Unit Ownership or any interest therein shall give to the Board not less than ninety (90) days' prior written notice of that Owner's intent to make such gift and shall also provide at that time, the details of the intended gift or gifted interest, in writing, together with a copy of the proposed will, deed, or other conveyance, and the name, address, financial information and financial and character references of the proposed donees and all occupants, and such other information concerning the proposed gift, donees, and occupants as the Board requires. The members of the Board acting on behalf of the other Unit Owners, shall at all times have the first right to reject any such submissions or documents that do not provide all of the documentation requested or required, and/or do not meet the financial or characters standards required by the Board. After the Unit Owner provides all of the necessary information, documentation and materials that are determined by the Board to be acceptable in form and substance to the Board, the members of the Board, on behalf of the other Unit Owners, shall have a first right and option to reject the donee and/or other occupants for any reasons they deem appropriate including any reasons set forth in Section 1 above or failure to meet the financial or character standards. If the gift to such party is not rejected by the Board and the Unit Owner insists on making the gift, the members of the Board, acting on behalf of the other Unit Owners shall at all times have the first right and option to purchase such Unit Ownership or interest therein for cash at fair market value to be determined by arbitration as herein provided, which option shall be exercised until the date of expiration as provided herein. Within fifteen (15) days after receipt of such written notice by the Board, the Board and the Owner desiring to make such gift shall each appoint a qualified real estate appraiser to act as arbitrators. The two (2) arbitrators so appointed shall, within ten (10) days after their appointment, appoint another qualified real estate

appraiser to act as the third arbitrator. Within fifteen (15) days after the appointment of the third arbitrator, the three (3) arbitrators shall determine, by majority vote, the fair market value of the Unit Ownership or interest therein which the Owner contemplates conveying by gift and shall thereupon give written notice of such determination to the Owner and the Board. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's option to purchase the Unit Ownership or interest therein shall expire forty-five (45) days after the date of receipt by it of written notice of such determination of fair market value. The cost of appraisal shall be divided equally between such Unit Owner and the Board and the Board share shall be a common expense.

II. Article VIII, Section 10, is hereby amended by deleting the words -- lease, sublease -
-- at line 4.

III. Article VIII, Section 10, is hereby amended by deleting -- nor shall it apply to a lease
or sublease of a Unit of one (1) year or less. -- at the last two (2) lines of Section 10.

IV. Article VIII, is hereby amended by adding the following:

11. Miscellaneous. If a proposed sale, devise or gift of Ownership is made by any Unit Owner after complete compliance with the foregoing provisions, the purchaser, devisee, or donee thereunder shall take title pursuant the purchase, devisee, or donation and shall thereafter be bound by and subject to all of the obligations imposed upon a Unit Owner with respect to such Unit Ownership as provided by and in this Declaration and the Act, provided, however, any Unit shall only be occupied in accordance with the occupancy limitations imposed by the Association including specifically that no Unit shall be occupied by more than two (2) persons per bedroom per Unit. Persons is defined to include adults, children, and infants; so that no more than two (2) persons may occupy a one bedroom Unit; no more than four (4) persons may occupy a two bedroom Unit; and no more than six (6) persons may occupy a three bedroom Unit. If any sale, devise of gift or a Unit Ownership is made or attempted without complying with the foregoing provisions of this Article VIII, and all the requirements set forth therein and/or in contravention of the Boards' rights, or without providing the necessary documents or information, such sale, devise, or gift shall be declared void and of no force and effect, at the sole discretion of the Board, which it may exercise in its sole discretion and which discretion may not be challenged. The Board shall further have the right and authority to enforce each and every requirement and restriction set forth in Article VIII, or as established by the Board or set forth in the Rules and Regulations. Additionally, the Board shall have and have the right to exercise each and all of the remedies and action available to the Board hereunder in this Section or in the Remedies Section of the Declaration, to invalidate the transaction, confirm that it is void, set aside the transaction and/or to enforce any and all of the Association's

rights and/or remedies. All expenses of the Board or Association incurred in connection with enforcement of any of the provisions of this Section or with any actions or proceedings, including attorney's fees, management fees, and other fees and expenses incurred prior to, during, and after any such actions or proceedings and prior to, during, and after any Court actions shall be charged to and assessed against the defaulting Unit Owner and shall be added to and deemed a part of the Owners respective share of the common expenses, and the Board shall have a lien for all of the same upon the Unit and the owner and upon all the owners personal property in the Unit are located elsewhere on the property.

V. Article XI, is hereby amended by adding Section 3 as follows:

3. Legal Contest or Challenges. In any legal contest or challenge to the provisions of the First Amendment or any portions thereof or to the Declaration either as amended or those sections which have not been amended or to the Rules and Regulations, the party raising the challenge shall bear the costs and expenses relative to the challenge and any response or reply to the challenge, including those of the Association, regardless of the outcome of the challenge contest or legal proceeding. Such costs and expenses shall include all attorney's fees, management fees and expenses, including any and all fees, expenses, and time for responding to or addressing any requests, demands or assertions whether or not Court proceedings have been initiated.

IN WITNESS WHEREOF, the undersigned Board members have hereunto set their hands and seals the day and date first written above. In confirmation of the meeting vote and approval by at least two-thirds (2/3) of the Unit Owners of this Amendment and in confirmation of this Amendment.

BOARD OF MANAGERS OF FORD CITY CONDOMINIUM ASSOCIATION

Carmel Begich
CARMEL BEGICH, President

Bob Wasmund
BOB WASMUND, Director

Jim Canavan
JIM CANAVAN, Vice President

Dennis Baker
DENNIS BAKER, Director

Cindy Herzberger
CINDY HERZBERGER, Secretary

Jenny Pedraza
JENNY PEDRAZA, Director

Marianne Blokell
MARIANNE BLOKELL, Treasurer

John Tuton
JOHN TUTON, Director

Jerry O'Donnell
JERRY O'DONNELL, Director

Loretta McCarthy
LORETTA MCCARTHY, Director

Daniel L. Grigoletti
DAN GRIGOLETTI, Director

Joanne Duffy
JOANNE DUFFY, Director

Helena A. Apgar
HELEN APGAR, Director

Prepared by:
MARSHALL N. DICKLER, LTD.
Marshall N. Dickler
85 W. Algonquin Rd., Suite 420
Arlington Heights, IL 60005
(708) 593-5595

MAIL
TO:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public, in and for the County of Cook and State of Illinois, do hereby certify that CARMEL BEGICH, JIM CANAVAN, CINDY HERZBERGER, MARIANNE BLOKELL, JERRY O'DONNELL, DAN GRIGOLETTI, HELEN APGAR, BOB WASMUND, DENNIS BAKER, JENNY PEDRAZA, JOHN TUTON, LORETTA MCCARTHY, and JOANNE DUFFY, all appeared before me this day in person and acknowledged that they are members of the Board of Managers of the Ford City Condominium Association and that they signed the First Amendment to Declaration of Condominium Ownership for Ford City Condominium as their free and voluntary act for the uses and purposes therein set forth in that instrument.

GIVEN my hand and notarial seal this 16th day of May, 1998

Marshall N. Dickler
NOTARY PUBLIC



08021209

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE OF PRESIDENT

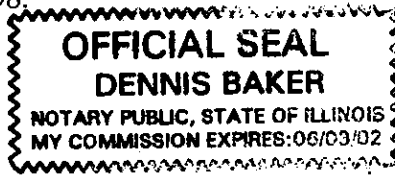
I, certify that I am the President of the Ford City Condominium Association and that the First Amendment to Declaration of Condominium Ownership for Ford City Condominium, to which this certificate is attached was voted on by the Unit Owners entitled to cast at least two-thirds (2/3) of the total vote of the Association. I further certify that the owners having at least two-thirds (2/3) of the total votes have approved the foregoing Amendment at a meeting of owners duly called for such purpose. I further certify that a copy of this Amendment has been mailed by certified mail to all lien holders of record against any Unit Ownership.

IN WITNESS WHEREOF, I have set my hand and seal this 15 day of Sept, 1998.

Carmel Begich
CARMEL BEGICH, PRESIDENT

SUBSCRIBED AND SWORN to before me
this 15 day of Oct, 1998.

Dennis Baker
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE OF SECRETARY

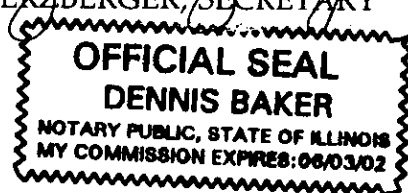
I, certify that I am the Secretary of the Ford City Condominium Association and that the First Amendment to Declaration of Condominium Ownership for Ford City Condominium, to which this certificate is attached was voted on by the Unit Owners entitled to cast at least two-thirds (2/3) of the total vote of the Association. I further certify that the owners having at least two-thirds (2/3) of the total votes have approved the foregoing Amendment at a meeting of owners duly called for such purpose. I further certify that a copy of this Amendment has been mailed by certified mail to all lien holders of record against any Unit Ownership.

IN WITNESS WHEREOF, I have set my hand and seal this 15 day of Oct, 1998.

Cindy Herzberger
CINDY HERZBERGER, SECRETARY

SUBSCRIBED AND SWORN to before me
this 15 day of Oct, 1998.

Dennis Baker
NOTARY PUBLIC



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OFFICIAL SEAL
DENNIS BAKER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/30/2011

OFFICIAL SEAL
DENNIS BAKER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/30/2011

EXHIBIT "A"
TO FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
FORD CITY CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION:

Residential Units A/201 to A/210, both inclusive, A/301 to A/310, both inclusive, A/401 to A/410, both inclusive, A/501 to A/510, both inclusive, A/601 to A/610, both inclusive, A/701 to A/710, both inclusive, A/801 to A/810, both inclusive, A/901 to A/910, both inclusive, A/1001 to A/1010, both inclusive, A/1101 to A/1110, both inclusive, A/1201 to A/1210, both inclusive, and A/1301 to A/1310, both inclusive, A/1401 to A/1410, both inclusive, A/1501 to A/1510, both inclusive, B-1/101, B-1/102, B-1/104, B-1/105, B-1/108, B-1/201, to B-1/208, both inclusive, B-1/301 to B-1/308, both inclusive, B-1/401 to B-1/408, both inclusive, B-1/501 to B-1/508, both inclusive, B-2/101, B-2/102, B-2/104, B-2/105, B-2/108, B-2/201 to B-2/208, both inclusive, B-2/301 to B-2/308, both inclusive, B-2/401 to B-2/408, both inclusive, B-2/501 to B-2/508, both inclusive, C-1/101, C-1/103, C-1/104, C-1/105, C-1/108, C-1/201 to C-1/208, both inclusive, C-1/301 to C-1/308, both inclusive, C-1/401 to C-1/408, both inclusive, C-1/501 to C-1/508, both inclusive, C-2/101, C-2/103, C-2/104, C-2/105, C-2/108, C-2/201 to C-2/208, both inclusive, C-2/301 to C-2/308, both inclusive, C-2/401 to C-2/408, both inclusive, C-2/501 to C-2/508, both inclusive, D-1/101 to D-1/108, both inclusive, D-1/201 through D-1/208, both inclusive, D-2/101 to D-2/103, both inclusive D-2/105 to D-2/108, both inclusive, and D-2/201 to D-2/208, both inclusive, and Garage Units P-1 to P-38, both inclusive, as delineated on survey of that part of the North three-fourths of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: commencing at the intersection of a Line 3536.00 feet East and parallel with the West line of said Section 27, and a Line 20 feet North of and parallel with a line hereafter referred to as "Line A", which extends East from a point on the West Line of said Section 27, which is 644.66 feet South from the Northwest corner of the South half of said Section 27 to a point on the East line of said Section 27, which is 619.17 feet South from the Northeast corner of said South half; thence West along said line 20.00 feet North, 122.72 feet to the point of beginning of the Land herein described; thence South along a line making an interior angle of 38° 36' 00" 723.89 feet to the South line of the North half of the South half of said Section 27; thence West along said South line of the North half of the South half 890.01 feet, to a line 2506.00 feet East of and parallel to the West line of said Section 27; thence North along said line 2506.00 feet East, 436.29 feet, to a Line 264.26 feet South of and parallel with said "Line A"; thence East along said line 264.26 feet South, 257.86 feet, to a Line 2763.86 feet East of and parallel with the West line of said Section 27; thence North along said Line 2763.86 feet East, 284.26 feet, to said line 20.00 feet North of "Line A"; thence East along said line 20.00 feet North, 649.84 feet to the point of beginning, in Cook County, Illinois, together with easements appurtenant as described in Document No. 24748418 recorded in the Office of the Recorder of Deeds in said county; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 45058, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24911808.

EXHIBIT "B"
TO FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
FORD CITY CONDOMINIUM ASSOCIATION

<u>P.I.N. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OWNERSHIP</u>
19-27-401-038-1001	A-201	.3244
19-27-401-038-1002	A-301	.3244
19-27-401-038-1003	A-401	.3244
19-27-401-038-1004	A-501	.3244
19-27-401-038-1005	A-601	.3299
19-27-401-038-1006	A-701	.3299
19-27-401-038-1007	A-801	.3299
19-27-401-038-1008	A-901	.3299
19-27-401-038-1009	A-1001	.3299
19-27-401-038-1010	A-1101	.3354
19-27-401-038-1011	A-1201	.3354
19-27-401-038-1012	A-1301	.3354
19-27-401-038-1013	A-1401	.3354
19-27-401-038-1014	A-1501	.3354
19-27-401-038-1015	A-202	.2529
19-27-401-038-1016	A-302	.2529
19-27-401-038-1017	A-402	.2529
19-27-401-038-1018	A-502	.2529
19-27-401-038-1019	A-602	.2584
19-27-401-038-1020	A-702	.2584
19-27-401-038-1021	A-802	.2584
19-27-401-038-1022	A-902	.2584
19-27-401-038-1023	A-1002	.2584
19-27-401-038-1024	A-1102	.2639
19-27-401-038-1025	A-1202	.2639
19-27-401-038-1026	A-1302	.2639
19-27-401-038-1027	A-1402	.2639
19-27-401-038-1028	A-1502	.2639
19-27-401-038-1029	A-203	.2529
19-27-401-038-1030	A-303	.2529
19-27-401-038-1031	A-403	.2529
19-27-401-038-1032	A-503	.2529
19-27-401-038-1033	A-603	.2584
19-27-401-038-1034	A-703	.2584
19-27-401-038-1035	A-803	.2584
19-27-401-038-1036	A-903	.2584
19-27-401-038-1037	A-1003	.2584

19-27-401-038-1038	A-1103	.2639
19-27-401-038-1039	A-1203	.2639
19-27-401-038-1040	A-1303	.2639
19-27-401-038-1041	A-1403	.2639
19-27-401-038-1042	A-1503	.2639
19-27-401-038-1043	A-204	.2529
19-27-401-038-1044	A-304	.2529
19-27-401-038-1045	A-404	.2529
19-27-401-038-1046	A-504	.2529
19-27-401-038-1047	A-604	.2584
19-27-401-038-1048	A-704	.2584
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FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
FOR FORD CITY
CONDOMINIUM

08021203

This Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Ford City Condominium, adopted this 11th day of MAY, 1998, the affirmative vote of not less than two-thirds (2/3) of the total (votes) ownership of the common elements, voting in person or by proxy at a meeting of the (owners) members of the Association, duly called and held on the above date, which meeting and vote are certified by an officer of the Association and the directors of the Association.

WITNESSETH:

WHEREAS, by a certain Declaration of Condominiums Ownership and of Easements, Restriction, Covenants, and By-Laws for Ford City Condominium, which Declaration was filed in the Office of the Recorder of Deeds of Cook County, Illinois, on April 9, 1979 as Document No. 24911808 (hereinafter referred to as the "Declaration") certain real estate was submitted to the Condominium Property Act of the State of Illinois, said condominium being known as the Ford City Condominium Association. The real estate subject to the Declaration as a result of the recordation of the Declaration is identified and legally described on Exhibit A, which is attached hereto and forms a part hereof. Exhibit B which

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is attached hereto and forms a part hereof, identifies the Unit Numbers and the percentage ownership interest in the common elements and the Permanent Index Numbers (P.I.N.) for the Units; and

WHEREAS, Article XII, Section 11 of the Declaration provides for amendment, change or modification of the Declaration and By-Laws by the affirmative vote of Unit Owners (either in person or by proxy) owning not less than two-thirds (2/3) of the total ownership of the common elements, signed and acknowledged by the President and Secretary of the Board certifying the meeting election and vote and containing affidavit by an officer of the Board certifying that a copy of the change, modification, or rescission has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than ten (10) days prior to the date of such affidavit, and an affidavit by an officer certifying that such mailing is a part of this instrument; and

WHEREAS, the Board and Unit Owners deem it desirable to control, limit and eliminate the leasing of the Units; and

WHEREAS, the Board and Unit Owners desire to reserve to the Board of Directors of the Ford City Condominium Association the authority, in their sole and absolute discretion to lease Units owned or possessed by the Board or by the Ford City Condominium Association; and

NOW THEREFORE, the Board, and the Unit Owners having at least two-thirds (2/3) of the total vote having so voted do hereby amend the Declaration as follows:

Article VII, of the Declaration is hereby amended by adding Sections 19, 20, 21, 22, 23, 24, and 25 as follows:

19. A Unit Owner may not lease the Unit owned during the entire period of Unit Ownership except as allowed by Sections 19 through 25 of this Article VII,

and except that each Unit Owner leasing a Unit on January 15, 1998, may continue to lease or rent that Unit to the tenant(s) leasing the unit on January 15, 1998, during that Unit Owner's remaining period of ownership of that Unit, until that Unit is sold to a third party. Upon the sale of the Unit to a third party, rental or leasing of that Unit which had been rented or leased on January 15, 1998, will no longer be allowed, it being required that the Unit thereafter be occupied by the Unit Owner. Any Unit leased and/or occupied by other than the Unit Owner on January 15, 1998, which is leased and occupied in accordance with the other requirements of this document, the Act, and the Rules and Regulations, may continued to be leased and occupied by the individual or individuals and their immediate families for so long as they continue to lease and occupy the Unit, until the sale, transfer or other disposition of the Unit by the Owner owning and leasing the Unit on January 15, 1998, it being the intention hereof that existing tenants and occupants may continue to lease, reside in, and occupy the Unit they lease, reside in, and occupy on January 15, 1998, until such time as they either terminate their lease occupancy or tenancy or the Unit Owner sells, whichever is first to occur, it being further understood that this Amendment does not vest rights in the tenant to a lease, and that tenants continuing right to lease may terminate upon termination of the lease or non-renewal thereof by the Owner, or upon any other violations of the requirements of this Amendment of the Declaration or By-Laws or of the Declaration or By-Laws or the Rules and Regulations. Any Unit which was not rented on or before January 15, 1998, or which was occupied by the Owner, on or before January 15, 1998, may not be rented, leased or occupied by other than the Unit Owner and the Unit Owner's immediate family for any time period or under any circumstances after January 15, 1998, except as otherwise provided in Section 19 through 25. All leases in effect on or before January 15, 1998, and all leases in effect after January 15, 1998, shall be subject to this Declaration, this Amendment, all prior and subsequent Amendments, the Condominium Property Act now in effect and as amended from time to time, provided, however, that no changes to the Condominium Property Act will allow leasing as prohibited herein. All lessees, tenants and occupants shall be subject to the Declaration, By-Laws, Amendments, all Rules and Regulations in effect at the time of this Amendment or as amended by the Board from time-to-time and to the Act, provided, that no changes to the Condominium Property Act which allow leasing as prohibited therein shall supersede this provision. The Rules and Regulations in effect at the time of this Amendment shall be deemed incorporated herein by this reference and shall be deemed reasonable in all respects by all Owners, Lessees, occupants and tenants and by any court of competent jurisdiction. The Board shall have sole and absolute discretion to determine if a change in ownership, sale of the Unit to a third party, a transfer which prohibits further leasing, or a change in the tenant(s) leasing or occupying a Unit has occurred with respect to a Unit and/or the Unit Ownership, and the Board's determination shall not be subject to challenge or judicial review and shall be final and binding upon the Unit and the Unit Ownership.

20. The Board shall have sole and absolute discretion to waive, modify or eliminate the restrictions, limitations, prohibitions or conditions in Section 19 of this Article VII and to allow the leasing of a Unit to avoid an extreme or undue hardship

with respect to any Unit Ownership or Owner. Any such lease shall be for a minimum period of twelve (12) months and shall not exceed twenty-four (24) months. No Unit Owner shall be granted permission to lease pursuant to this paragraph more than once during the period of ownership. The Board may charge a reasonable fee for the processing of lease applications to be paid by the Unit Owner, plus all legal and management fees incurred by the Association. The Board's determination in each case shall be final. No court or other tribunal may consider whether the Board was correct or reasonable in its determination of the presence or absence of undue hardship, or whether the Board was reasonable in the exercise of its rights herein. The exercise of the Board's discretion or authority under this Section 20 shall not be deemed to be or constitute a waiver or the restrictions, limitations, prohibitions or conditions of Sections 19 through 25 and shall not under any circumstances prejudice the right of the Board to enforce the restrictions, limitations, prohibitions, or conditions of Sections 19 through 25 or any other provisions or restrictions.

21. Notwithstanding the provisions Section 19, with respect to any Unit which the Association, or Board has or shall have possession, or an ownership interest the Board shall have the authority to lease the Unit to any person, exempt from and without complying with the lease restrictions or any provision of Sections 19 through 25 whenever the Board shall determine, in its sole and absolute discretion, that the interest of the Association would be served thereby.

22. Any Unit Owner other than the Board wishing to lease his Unit and asserting hardship as a bases for requesting permission to lease, shall provide to the Board not less than forty-five (45) days' prior written notice of the terms of any proposed lease together with a copy of the proposed lease, the names and addresses of the proposed lessee and a written application containing sufficient facts showing the hardship to the Unit Owner, and such other information concerning the proposed lessee as the Board, in its sole and absolute discretion, may deem necessary. The Board shall have thirty (30) days from the date a complete application is provided to the Board to provide a determination to the Unit Owner whether the lease application is approved or denied. The determination of the Board shall be final and binding upon the Unit Owner.

23. Every lease permitted by this Amendment shall be in writing and must state that the lease is subject in all respects to the provisions of the Declaration (as amended), By-Laws and Rules and Regulations of the Association presently existing or adopted by the Board, and that failure by the lessee to comply with the terms thereof shall be a default under such lease. A copy of every executed lease must be provided to the Property Manager (or Board of Directors if there is no property manager) no later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first.

24. The Board shall have the authority at its sole discretion to adopt such Rules and Regulations it deems necessary to administer, enforce and supplement the

provisions of Sections 19 through 25, but the absence of any such Rules and Regulations shall not prevent the Board from administering or enforcing the provisions of Sections 19 through 25. Any such Rules and Regulations shall be deemed reasonable. The Board shall have the further right to have and conduct an interview and/or orientation meeting with any and all lessee's and occupants of a rented Unit prior to occupancy. The Board may ask questions and impose requirements in order to determine whether all conditions for occupancy, under the Declaration By-Laws, Rules and Regulations, including regulations regarding occupancy, relations of occupants, number of occupants, municipal health or other code or ordinance requirements have been met or satisfied. The Board shall have the right if it determines that requirements have not been met to reject an applicant either at the interview/orientation meeting or within ten (10) days thereafter. Only tenants who were not in occupancy of the Unit on January 15, 1998, shall be subject to the interview/orientation requirement. The Board shall have the right to establish Rules and Regulations limiting the number of persons occupying, residing or staying in a Unit. Maximum occupancy of any Unit whether rented or occupied by the owner shall be two (2) persons per bedroom per Unit. Adults, children, and infants shall all be counted. A one bedroom Unit shall be occupied by no more than two (2) persons; a two (2) bedroom Unit shall be occupied by no more than four (4) persons; and a three (3) bedroom Unit shall be occupied by no more than six (6) persons.

25. In the event that a Unit or any interest therein is leased in violation of Sections 19 through 25, such lease shall be void, and the Board shall have the right to enforce the restrictions, limitations, prohibitions or conditions set forth in Sections 19 through 25 or other provisions of the Declaration and By-Laws and the Act by any proceeding at law or in equity, and may pursue any or all of the remedies set forth in the Declaration, By-Laws and Rules and Regulations. All expenses of the Board or Association incurred in connection with enforcement of Sections 19 through 25, or with such actions and proceedings including all attorneys' fees, court costs, other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the maximum legal rate until paid, incurred prior to, during and after such actions or proceedings, shall be charged to and assessed against the defaulting Owner, and shall be added to and deemed a part of the Owner's respective share of the common expenses, and the Board shall have a lien for all of the same upon the Unit and the Owner and upon all of the Owner's personal property in the Unit or located elsewhere on the property.

I. Article VIII, Section 1 and 2, are hereby deleted in their entirety and the following is substituted in their place and stead:

1. Sale. Any Unit Owner who wishes to sell his Unit Ownership shall give to the Board thirty (30) days prior written notice of his intent to sell and shall also provide at that time the terms of any contract to sell together with a copy of the contract, the name, address and financial information and character references of the proposed purchaser and all occupants, and such other information concerning the

proposed purchaser and/or all other occupants of the Unit as the Board requires. The members of the Board acting on behalf of the other Unit Owners shall at all times have the first right to reject any such submissions or documents that do not provide all of the documentation requested or required and to thereby reject the sale and/or to reject any purchasers who do not meet the financial or character standards required by the Board. After the Unit Owner provides all of the necessary information, documentation and materials which are determined by the Board to be acceptable in form and substance to the Board, the members of the Board, on behalf of the other Unit Owners, shall have the first right to purchase such Unit Ownership upon the same terms as set forth in the contract, which option shall be exercisable for a period of thirty (30) days following the date of receipt of all such information, documentation and materials. If said option is not exercised within the said thirty (30) days, the Unit Owner may, at the expiration of said thirty (30) day period, and at any time within ninety (90) days after the expiration of such period proceed to consummate the sale of such Unit Ownership to such purchaser named in such contract upon the terms specified therein. If the Unit Owner fails to close said proposed sale within said ninety (90) days the Unit Ownership shall then become subject to the Board's right of first refusal and all other requirements herein provided.

2. Gift. Any Owner who wishes to make a gift of a Unit Ownership or any interest therein shall give to the Board not less than ninety (90) days' prior written notice of that Owner's intent to make such gift and shall also provide at that time, the details of the intended gift or gifted interest, in writing, together with a copy of the proposed will, deed, or other conveyance, and the name, address, financial information and financial and character references of the proposed donees and all occupants, and such other information concerning the proposed gift, donees, and occupants as the Board requires. The members of the Board acting on behalf of the other Unit Owners, shall at all times have the first right to reject any such submissions or documents that do not provide all of the documentation requested or required, and/or do not meet the financial or characters standards required by the Board. After the Unit Owner provides all of the necessary information, documentation and materials that are determined by the Board to be acceptable in form and substance to the Board, the members of the Board, on behalf of the other Unit Owners, shall have a first right and option to reject the donee and/or other occupants for any reasons they deem appropriate including any reasons set forth in Section 1 above or failure to meet the financial or character standards. If the gift to such party is not rejected by the Board and the Unit Owner insists on making the gift, the members of the Board, acting on behalf of the other Unit Owners shall at all times have the first right and option to purchase such Unit Ownership or interest therein for cash at fair market value to be determined by arbitration as herein provided, which option shall be exercised until the date of expiration as provided herein. Within fifteen (15) days after receipt of such written notice by the Board, the Board and the Owner desiring to make such gift shall each appoint a qualified real estate appraiser to act as arbitrators. The two (2) arbitrators so appointed shall, within ten (10) days after their appointment, appoint another qualified real estate

appraiser to act as the third arbitrator. Within fifteen (15) days after the appointment of the third arbitrator, the three (3) arbitrators shall determine, by majority vote, the fair market value of the Unit Ownership or interest therein which the Owner contemplates conveying by gift and shall thereupon give written notice of such determination to the Owner and the Board. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's option to purchase the Unit Ownership or interest therein shall expire forty-five (45) days after the date of receipt by it of written notice of such determination of fair market value. The cost of appraisal shall be divided equally between such Unit Owner and the Board and the Board share shall be a common expense.

II. Article VIII, Section 10, is hereby amended by deleting the words -- lease, sublease -- at line 4.

III. Article VIII, Section 10, is hereby amended by deleting -- nor shall it apply to a lease or sublease of a Unit of one (1) year or less. -- at the last two (2) lines of Section 10.

IV. Article VIII, is hereby amended by adding the following:

11. Miscellaneous. If a proposed sale, devise or gift of Ownership is made by any Unit Owner after complete compliance with the foregoing provisions, the purchaser, devisee, or donee thereunder shall take title pursuant the purchase, devisee, or donation and shall thereafter be bound by and subject to all of the obligations imposed upon a Unit Owner with respect to such Unit Ownership as provided by and in this Declaration and the Act, provided, however, any Unit shall only be occupied in accordance with the occupancy limitations imposed by the Association including specifically that no Unit shall be occupied by more than two (2) persons per bedroom per Unit. Persons is defined to include adults, children, and infants; so that no more than two (2) persons may occupy a one bedroom Unit; no more than four (4) persons may occupy a two bedroom Unit; and no more than six (6) persons may occupy a three bedroom Unit. If any sale, devise of gift or a Unit Ownership is made or attempted without complying with the foregoing provisions of this Article VIII, and all the requirements set forth therein and/or in contravention of the Boards' rights, or without providing the necessary documents or information, such sale, devise, or gift shall be declared void and of no force and effect, at the sole discretion of the Board, which it may exercise in its sole discretion and which discretion may not be challenged. The Board shall further have the right and authority to enforce each and every requirement and restriction set forth in Article VIII, or as established by the Board or set forth in the Rules and Regulations. Additionally, the Board shall have and have the right to exercise each and all of the remedies and action available to the Board hereunder in this Section or in the Remedies Section of the Declaration, to invalidate the transaction, confirm that it is void, set aside the transaction and/or to enforce any and all of the Association's

rights and/or remedies. All expenses of the Board or Association incurred in connection with enforcement of any of the provisions of this Section or with any actions or proceedings, including attorney's fees, management fees, and other fees and expenses incurred prior to, during, and after any such actions or proceedings and prior to, during, and after any Court actions shall be charged to and assessed against the defaulting Unit Owner and shall be added to and deemed a part of the Owners respective share of the common expenses, and the Board shall have a lien for all of the same upon the Unit and the owner and upon all the owners personal property in the Unit are located elsewhere on the property.

V. Article XI, is hereby amended by adding Section 3 as follows:

3. Legal Contest or Challenges. In any legal contest or challenge to the provisions of the First Amendment or any portions thereof or to the Declaration either as amended or those sections which have not been amended or to the Rules and Regulations, the party raising the challenge shall bear the costs and expenses relative to the challenge and any response or reply to the challenge, including those of the Association, regardless of the outcome of the challenge contest or legal proceeding. Such costs and expenses shall include all attorney's fees, management fees and expenses, including any and all fees, expenses, and time for responding to or addressing any requests, demands or assertions whether or not Court proceedings have been initiated.

IN WITNESS WHEREOF, the undersigned Board members have hereunto set their hands and seals the day and date first written above. In confirmation of the meeting vote and approval by at least two-thirds (2/3) of the Unit Owners of this Amendment and in confirmation of this Amendment.

BOARD OF MANAGERS OF FORD CITY CONDOMINIUM ASSOCIATION

Carmel Begich
CARMEL BEGICH, President

Bob Wasmund
BOB WASMUND, Director

Jim Canavan
JIM CANAVAN, Vice President

Dennis Baker
DENNIS BAKER, Director

Cindy Herzberger
CINDY HERZBERGER, Secretary

Jenny Pedraza
JENNY PEDRAZA, Director

Marianne Blokell
MARIANNE BLOKELL, Treasurer

John Tuton
JOHN TUTON, Director

Jerry O'Donnell
JERRY O'DONNELL, Director

Loretta McCarthy
LORETTA MCCARTHY, Director

Daniel R. Grigoletti
DAN GRIGOLETTI, Director

Joanne Duffy
JOANNE DUFFY, Director

Helena A. Apgar
HELEN APGAR, Director

MAIL TO:

Prepared by:
MARSHALL N. DICKLER, LTD.
Marshall N. Dickler
85 W. Algonquin Rd., Suite 420
Arlington Heights, IL 60005
(708) 593-5595

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public, in and for the County of Cook and State of Illinois, do hereby certify that CARMEL BEGICH, JIM CANAVAN, CINDY HERZBERGER, MARIANNE BLOKELL, JERRY O'DONNELL, DAN GRIGOLETTI, HELEN APGAR, BOB WASMUND, DENNIS BAKER, JENNY PEDRAZA, JOHN TUTON, LORETTA MCCARTHY, and JOANNE DUFFY, all appeared before me this day in person and acknowledged that they are members of the Board of Managers of the Ford City Condominium Association and that they signed the First Amendment to Declaration of Condominium Ownership for Ford City Condominium as their free and voluntary act for the uses and purposes therein set forth in that instrument.

GIVEN my hand and notarial seal this 16th day of May, 1998


NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE OF PRESIDENT

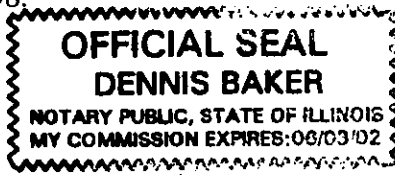
I, certify that I am the President of the Ford City Condominium Association and that the First Amendment to Declaration of Condominium Ownership for Ford City Condominium, to which this certificate is attached was voted on by the Unit Owners entitled to cast at least two-thirds (2/3) of the total vote of the Association. I further certify that the owners having at least two-thirds (2/3) of the total votes have approved the foregoing Amendment at a meeting of owners duly called for such purpose. I further certify that a copy of this Amendment has been mailed by certified mail to all lien holders of record against any Unit Ownership.

IN WITNESS WHEREOF, I have set my hand and seal this 15 day of Oct, 1998.

Carmel Begich
CARMEL BEGICH, PRESIDENT

SUBSCRIBED AND SWORN to before me
this 15 day of Oct, 1998.

Dennis Baker
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE OF SECRETARY

I, certify that I am the Secretary of the Ford City Condominium Association and that the First Amendment to Declaration of Condominium Ownership for Ford City Condominium, to which this certificate is attached was voted on by the Unit Owners entitled to cast at least two-thirds (2/3) of the total vote of the Association. I further certify that the owners having at least two-thirds (2/3) of the total votes have approved the foregoing Amendment at a meeting of owners duly called for such purpose. I further certify that a copy of this Amendment has been mailed by certified mail to all lien holders of record against any Unit Ownership.

IN WITNESS WHEREOF, I have set my hand and seal this 15 day of Oct, 1998.

Cindy Herberger
CINDY HERZBERGER, SECRETARY

SUBSCRIBED AND SWORN to before me
this 15 day of Oct, 1998.

Dennis Baker
NOTARY PUBLIC

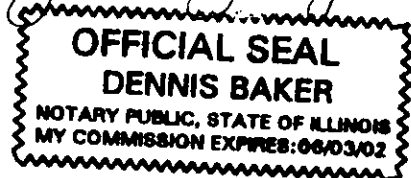


EXHIBIT "A"
TO FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
FORD CITY CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION:

Residential Units A/201 to A/210, both inclusive, A/301 to A/310, both inclusive, A/401 to A/410, both inclusive, A/501 to A/510, both inclusive, A/601 to A/610, both inclusive, A/701 to A/710, both inclusive, A/801 to A/810, both inclusive, A/901 to A/910, both inclusive, A/1001 to A/1010, both inclusive, A/1101 to A/1110, both inclusive, A/1201 to A/1210, both inclusive, and A/1301 to A/1310, both inclusive, A/1401 to A/1410, both inclusive, A/1501 to A/1510, both inclusive, B-1/101, B-1/102, B-1/104, B-1/105, B-1/108, B-1/201, to B-1/208, both inclusive, B-1/301 to B-1/308, both inclusive, B-1/401 to B-1/408, both inclusive, B-1/501 to B-1/508, both inclusive, B-2/101, B-2/102, B-2/104, B-2/105, B-2/108, B-2/201 to B-2/208, both inclusive, B-2/301 to B-2/308, both inclusive, B-2/401 to B-2/408, both inclusive, B-2/501 to B-2/508, both inclusive, C-1/101, C-1/103, C-1/104, C-1/105, C-1/108, C-1/201 to C-1/208, both inclusive, C-1/301 to C-1/308, both inclusive, C-1/401 to C-1/408, both inclusive, C-1/501 to C-1/508, both inclusive, C-2/101, C-2/103, C-2/104, C-2/105, C-2/108, C-2/201 to C-2/208, both inclusive, C-2/301 to C-2/308, both inclusive, C-2/401 to C-2/408, both inclusive, C-2/501 to C-2/508, both inclusive, D-1/101 to D-1/108, both inclusive, D-1/201 through D-1/208, both inclusive, D-2/101 to D-2/103, both inclusive D-2/105 to D-2/108, both inclusive, and D-2/201 to D-2/208, both inclusive, and Garage Units P-1 to P-38, both inclusive, as delineated on survey of that part of the North three-fourths of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: commencing at the intersection of a Line 3536.00 feet East and parallel with the West line of said Section 27, and a Line 20 feet North of and parallel with a line hereafter referred to as "Line A", which extends East from a point on the West Line of said Section 27, which is 644.66 feet South from the Northwest corner of the South half of said Section 27 to a point on the East line of said Section 27, which is 619.17 feet South from the Northeast corner of said South half; thence West along said line 20.00 feet North, 122.72 feet to the point of beginning of the Land herein described; thence South along a line making an interior angle of 38° 36' 00" 723.89 feet to the South line of the North half of the South half of said Section 27; thence West along said South line of the North half of the South half 890.01 feet, to a line 2506.00 feet East of and parallel to the West line of said Section 27; thence North along said line 2506.00 feet East, 436.29 feet, to a Line 264.26 feet South of and parallel with said "Line A"; thence East along said line 264.26 feet South, 257.86 feet, to a Line 2763.86 feet East of and parallel with the West line of said Section 27; thence North along said Line 2763.86 feet East, 284.26 feet, to said line 20.00 feet North of "Line A"; thence East along said line 20.00 feet North, 649.84 feet to the point of beginning, in Cook County, Illinois, together with easements appurtenant as described in Document No. 24748418 recorded in the Office of the Recorder of Deeds in said county; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 45058, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24911808.

EXHIBIT "B"
TO FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
FORD CITY CONDOMINIUM ASSOCIATION

<u>P.I.N. NO.</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OWNERSHIP</u>
19-27-401-038-1001	A-201	.3244
19-27-401-038-1002	A-301	.3244
19-27-401-038-1003	A-401	.3244
19-27-401-038-1004	A-501	.3244
19-27-401-038-1005	A-601	.3299
19-27-401-038-1006	A-701	.3299
19-27-401-038-1007	A-801	.3299
19-27-401-038-1008	A-901	.3299
19-27-401-038-1009	A-1001	.3299
19-27-401-038-1010	A-1101	.3354
19-27-401-038-1011	A-1201	.3354
19-27-401-038-1012	A-1301	.3354
19-27-401-038-1013	A-1401	.3354
19-27-401-038-1014	A-1501	.3354
19-27-401-038-1015	A-202	.2529
19-27-401-038-1016	A-302	.2529
19-27-401-038-1017	A-402	.2529
19-27-401-038-1018	A-502	.2529
19-27-401-038-1019	A-602	.2584
19-27-401-038-1020	A-702	.2584
19-27-401-038-1021	A-802	.2584
19-27-401-038-1022	A-902	.2584
19-27-401-038-1023	A-1002	.2584
19-27-401-038-1024	A-1102	.2639
19-27-401-038-1025	A-1202	.2639
19-27-401-038-1026	A-1302	.2639
19-27-401-038-1027	A-1402	.2639
19-27-401-038-1028	A-1502	.2639
19-27-401-038-1029	A-203	.2529
19-27-401-038-1030	A-303	.2529
19-27-401-038-1031	A-403	.2529
19-27-401-038-1032	A-503	.2529
19-27-401-038-1033	A-603	.2584
19-27-401-038-1034	A-703	.2584
19-27-401-038-1035	A-803	.2584
19-27-401-038-1036	A-903	.2584
19-27-401-038-1037	A-1003	.2584

19-27-401-038-1038	A-1103	.2639
19-27-401-038-1039	A-1203	.2639
19-27-401-038-1040	A-1303	.2639
19-27-401-038-1041	A-1403	.2639
19-27-401-038-1042	A-1503	.2639
19-27-401-038-1043	A-204	.2529
19-27-401-038-1044	A-304	.2529
19-27-401-038-1045	A-404	.2529
19-27-401-038-1046	A-504	.2529
19-27-401-038-1047	A-604	.2584
19-27-401-038-1048	A-704	.2584
19-27-401-038-1049	A-804	.2584
19-27-401-038-1050	A-904	.2584
19-27-401-038-1051	A-1004	.2584
19-27-401-038-1052	A-1104	.2639
19-27-401-038-1053	A-1204	.2639
19-27-401-038-1054	A-1304	.2639
19-27-401-038-1055	A-1404	.2639
19-27-401-038-1056	A-1504	.2639
19-27-401-038-1057	A-205	.3024
19-27-401-038-1058	A-305	.3024
19-27-401-038-1059	A-405	.3024
19-27-401-038-1060	A-505	.3024
19-27-401-038-1061	A-605	.3078
19-27-401-038-1062	A-705	.3078
19-27-401-038-1063	A-805	.3078
19-27-401-038-1064	A-905	.3078
19-27-401-038-1065	A-1005	.3078
19-27-401-038-1066	A-1105	.3134
19-27-401-038-1067	A-1205	.3134
19-27-401-038-1068	A-1305	.3134
19-27-401-038-1069	A-1405	.3134
19-27-401-038-1070	A-1505	.3134
19-27-401-038-1071	A-206	.3244
19-27-401-038-1072	A-306	.3244
19-27-401-038-1073	A-406	.3244
19-27-401-038-1074	A-506	.3244
19-27-401-038-1075	A-606	.3299
19-27-401-038-1076	A-706	.3299
19-27-401-038-1077	A-806	.3299
19-27-401-038-1078	A-906	.3299
19-27-401-038-1079	A-1006	.3299
19-27-401-038-1080	A-1106	.3354
19-27-401-038-1081	A-1206	.3354
19-27-401-038-1082	A-1306	.3354
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19-27-401-038-1084	A-1506	.3354
19-27-401-038-1085	A-207	.2529
19-27-401-038-1086	A-307	.2529
19-27-401-038-1087	A-407	.2529
19-27-401-038-1088	A-507	.2529
19-27-401-038-1089	A-607	.2584
19-27-401-038-1090	A-707	.2584
19-27-401-038-1091	A-807	.2584
19-27-401-038-1092	A-907	.2584
19-27-401-038-1093	A-1007	.2584
19-27-401-038-1094	A-1107	.2639
19-27-401-038-1095	A-1207	.2639
19-27-401-038-1096	A-1307	.2639
19-27-401-038-1097	A-1407	.2639
19-27-401-038-1098	A-1507	.2639
19-27-401-038-1099	A-208	.2529
19-27-401-038-1100	A-308	.2529
19-27-401-038-1101	A-408	.2529
19-27-401-038-1102	A-508	.2529
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19-27-401-038-1104	A-708	.2584
19-27-401-038-1105	A-808	.2584
19-27-401-038-1106	A-908	.2584
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19-27-401-038-1111	A-1408	.2639
19-27-401-038-1112	A-1508	.2639
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19-27-401-038-1114	A-309	.2529
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19-27-401-038-1116	A-509	.2529
19-27-401-038-1117	A-609	.2584
19-27-401-038-1118	A-709	.2584
19-27-401-038-1119	A-809	.2584
19-27-401-038-1120	A-909	.2584
19-27-401-038-1121	A-1009	.2584
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19-27-401-038-1123	A-1209	.2639
19-27-401-038-1124	A-1309	.2639
19-27-401-038-1125	A-1409	.2639
19-27-401-038-1126	A-1509	.2639
19-27-401-038-1127	A-210	.3024
19-27-401-038-1128	A-310	.3024
19-27-401-038-1129	A-410	.3024

19-27-401-038-1130	A-510	.3024
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19-27-401-038-1153	B1-403	.3024
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19-27-401-038-1155	B1-104	.3299
19-27-401-038-1156	B1-204	.3244
19-27-401-038-1157	B1-304	.3244
19-27-401-038-1158	B1-404	.3244
19-27-401-038-1159	B1-504	.3244
19-27-401-038-1160	B1-105	.3299
19-27-401-038-1161	B1-205	.3244
19-27-401-038-1162	B1-305	.3244
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