

**NINTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OWNERSHIP FOR  
HINMAN HOUSE CONDOMINIUM**



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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2015 03:11 PM Pg: 1 of 8

This Ninth Amendment to Declaration of Condominium Ownership for Hinman House Condominium (the "Ninth Amendment") is an amendment to that certain Declaration of Condominium Ownership for Hinman House Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois, on January 27, 1983, as Document Number 26485649, as amended from time to time (the "Declaration").

**WITNESSETH:**

WHEREAS, certain real property located in the City of Evanston, Cook County, Illinois, has been submitted to the provisions of the Illinois Condominium Property Act (the "Act") and the Declaration, such condominium being known as Hinman House Condominium, which real property (the "Property") is legally described in Exhibit "A" (incorporated herein and attached hereto); and

WHEREAS, Hinman House Condominium Association, an Illinois not-for-profit corporation (the "Association"), administers the Property as set forth and described in the Declaration; and

WHEREAS, the Declaration has heretofore been amended by the following documents recorded in the office of the Recorder of Deeds of Cook County, Illinois: Document Numbers 27048635, 87522869, 96590112, 08118660, 99168325, 0010116309, 0427527105 and 1021550012; and

WHEREAS, pursuant to Paragraph 21 of the Declaration, certain provisions in the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by Unit Owners owning not less than two-thirds (2/3) of the total ownership of Common

**THIS DOCUMENT PREPARED BY, AND  
UPON RECORDING, PLEASE MAIL TO:  
Howard Voeks  
President, Hinman House Condominium Association  
1516 Hinman Avenue, Unit 801  
Evanston, IL 60201**

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Elements and acknowledged, provided, however, that all lien holders of record have been notified by certified mail, return receipt requested, of such change, modification or rescission and an affidavit by the Secretary of the Association certifying such mailing is made a part of such instrument; and

WHEREAS, this Ninth Amendment has been signed by the Unit Owners owning not less than two-thirds (2/3) of the total ownership of Common Elements and acknowledged; and

WHEREAS, attached hereto is an affidavit signed by the Secretary of the Association certifying that a copy of this Ninth Amendment has been mailed by certified mail, return receipt requested, to all lien holders of record.

NOW, THEREFORE, the Association hereby declares that the Declaration be and hereby is amended as follows.

**The Association hereby declares that the Declaration be and hereby is amended with regard to Paragraph 4, and said Paragraph 4 is deleted in its entirety and replaced with the following:**

**4. UNITS.**

The legal description of each Unit shall consist of the identifying number of such Unit as shown on the Plat ("Identifying Term"). Every deed, lease, mortgage or other instrument shall legally describe a Unit by its Identifying Term and every such description shall be deemed good and sufficient for all purposes, as provided in the Act. Except as provided by the Act, neither the Board, the Association, the Trustee, the Developer, nor a Unit Owner shall, by deed, plat, court decree or otherwise, subdivide, partition or in any other manner cause a Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plat, without the prior written approval of the holders of First Mortgages or other mortgages or trust deeds encumbering affected Units and Common Elements.

Each Unit shall consist of a part of the Property, including one or more rooms, so specified as a Unit and listed on Exhibit B attached hereto, and as set forth on the Plat attached hereto as Exhibit A. Each Unit shall consist of the space enclosed and bounded by the horizontal and vertical planes as shown on said Plat; provided, however, that no windows enclosed and bounded by the horizontal and vertical planes as shown on said Plat shall be deemed to be a part of such Unit; and further

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provided that no structural components of the Building in which such Unit is located, and no pipes, wires, conduits, ducts, flues, shafts or public utility lines situated within such Unit and forming a part of any system serving one or more Units or the Common Elements, shall be deemed to be a part of such Unit.

**The Declaration be and hereby is amended with regard to Paragraph 8(a), and said Paragraph 8(a) is deleted in its entirety and replaced with the following:**

**8. COMMON ELEMENTS.**

(a) Description. Except as provided otherwise in this Declaration, "Common Elements" shall include all the Property except the Units, and shall include, but shall not be limited to, the land, parking areas, outdoor landscaping, sundeck, laundry room, walkways, roadways, driveways, foundations, walls, windows, roof, pipes, ducts, electrical wiring, conduits and heating system of the Building (except pipes, ducts, electrical wiring, conduits and portions of the heating system situated entirely within a Unit and serving only such Unit), public utility lines, structural parts of the Building and hallways, stairways, entrances and exits, any lobby, any storage areas, and all other portions of the Property, except the individual Units. Structural columns located within the boundary of a Unit shall be part of the Common Elements.

"Limited Common Elements" shall include a portion of the Common Elements serving exclusively one or more Units but not all the Units, including specifically, but not by way of limitation, any stairways or heating equipment serving only one Unit and such portion of the perimeter walls, windows, floors and ceilings, doors, vestibules and entryways serving exclusively one Unit.

**Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms. The effective date of this Ninth Amendment shall be deemed to be the date of recording with the office of the Recorder of Deeds of Cook County, Illinois.**

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IN WITNESS WHEREOF, the undersigned duly elected President of Hinman House Condominium Association, an Illinois not-for-profit corporation, has duly

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UPON RECORDING, PLEASE MAIL TO:  
Howard Voeks  
President, Hinman House Condominium Association  
1516 Hinman Avenue, Unit 801  
Evanston, IL 60201**

signed this Ninth Amendment to Declaration of Condominium Ownership for  
Hinman House Condominium on this 18th day of  
March, 2015.

**HINMAN HOUSE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-  
PROFIT CORPORATION**

By: Howard Voeks President  
Attest: Joseph P. [Signature]  
Secretary

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UPON RECORDING, PLEASE MAIL TO:  
Howard Voeks  
President, Hinman House Condominium Association  
1516 Hinman Avenue, Unit 801  
Evanston, IL 60201**

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Joseph Rubigliano, hereby certify that I am the duly elected and qualified Secretary of Hinman House Condominium Association, an Illinois not-for-profit corporation, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Ninth Amendment to Declaration of Condominium Ownership for Hinman House Condominium has been signed by the Unit Owners owning not less than two-thirds (2/3) of the total ownership of Common Elements and acknowledged.

I further certify that a copy of the attached Ninth Amendment to Declaration of Condominium Ownership for Hinman House Condominium has been mailed by certified mail, return receipt requested, to all lien holders of record.

Joseph Rubigliano  
Secretary

Dated at Evanston, Illinois this 18<sup>th</sup> day of March, 2015.

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I, Jacqueline Taylor, a Notary Public in and for said county in the state aforesaid, do hereby certify that the aforesaid officer of Hinman House Condominium Association, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he/she signed, sealed and delivered the same instrument as his/her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of March, 2015.

Jacqueline Taylor  
Notary Public

My commission expires: 6/9/18

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NOTARY PUBLIC - STATE OF ILLINOIS  
JACQUES TAYLOR  
OFFICIAL SEAL

MY COMMISSION EXPIRES 08/31/18  
NOTARY PUBLIC - STATE OF ILLINOIS  
JACQUES TAYLOR

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE FOLLOWING UNITS IN HINMAN HOUSE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 AND THE NORTH 1/2 OF LOT 4 IN BLOCK 26 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26485649, IN COOK COUNTY, ILLINOIS.

<b>UNIT</b>	<b>P.I.N.</b>	<b>COMMON ADDRESS</b>
101	11-18-408-016-1001	1516 HINMAN AVENUE, UNIT 101, EVANSTON, IL 60201
102	11-18-408-016-1002	1516 HINMAN AVENUE, UNIT 102, EVANSTON, IL 60201
103	11-18-408-016-1003	1516 HINMAN AVENUE, UNIT 103, EVANSTON, IL 60201
201	11-18-408-016-1004	1516 HINMAN AVENUE, UNIT 201, EVANSTON, IL 60201
202	11-18-408-016-1005	1516 HINMAN AVENUE, UNIT 202, EVANSTON, IL 60201
203	11-18-408-016-1006	1516 HINMAN AVENUE, UNIT 203, EVANSTON, IL 60201
204	11-18-408-016-1007	1516 HINMAN AVENUE, UNIT 204, EVANSTON, IL 60201
205	11-18-408-016-1008	1516 HINMAN AVENUE, UNIT 205, EVANSTON, IL 60201
206	11-18-408-016-1009	1516 HINMAN AVENUE, UNIT 206, EVANSTON, IL 60201
207	11-18-408-016-1010	1516 HINMAN AVENUE, UNIT 207, EVANSTON, IL 60201
208	11-18-408-016-1011	1516 HINMAN AVENUE, UNIT 208, EVANSTON, IL 60201
209	11-18-408-016-1012	1516 HINMAN AVENUE, UNIT 209, EVANSTON, IL 60201
210	11-18-408-016-1013	1516 HINMAN AVENUE, UNIT 210, EVANSTON, IL 60201
211	11-18-408-016-1014	1516 HINMAN AVENUE, UNIT 211, EVANSTON, IL 60201
301	11-18-408-016-1015	1516 HINMAN AVENUE, UNIT 301, EVANSTON, IL 60201
302	11-18-408-016-1016	1516 HINMAN AVENUE, UNIT 302, EVANSTON, IL 60201
304	11-18-408-016-1017	1516 HINMAN AVENUE, UNIT 304, EVANSTON, IL 60201
305	11-18-408-016-1018	1516 HINMAN AVENUE, UNIT 305, EVANSTON, IL 60201
306	11-18-408-016-1019	1516 HINMAN AVENUE, UNIT 306, EVANSTON, IL 60201
307	11-18-408-016-1020	1516 HINMAN AVENUE, UNIT 307, EVANSTON, IL 60201
308	11-18-408-016-1021	1516 HINMAN AVENUE, UNIT 308, EVANSTON, IL 60201
309	11-18-408-016-1022	1516 HINMAN AVENUE, UNIT 309, EVANSTON, IL 60201
310	11-18-408-016-1023	1516 HINMAN AVENUE, UNIT 310, EVANSTON, IL 60201
311	11-18-408-016-1024	1516 HINMAN AVENUE, UNIT 311, EVANSTON, IL 60201
401	11-18-408-016-1025	1516 HINMAN AVENUE, UNIT 401, EVANSTON, IL 60201
402	11-18-408-016-1026	1516 HINMAN AVENUE, UNIT 402, EVANSTON, IL 60201
403	11-18-408-016-1027	1516 HINMAN AVENUE, UNIT 403, EVANSTON, IL 60201
404	11-18-408-016-1028	1516 HINMAN AVENUE, UNIT 404, EVANSTON, IL 60201
405	11-18-408-016-1029	1516 HINMAN AVENUE, UNIT 405, EVANSTON, IL 60201
406	11-18-408-016-1030	1516 HINMAN AVENUE, UNIT 406, EVANSTON, IL 60201
407	11-18-408-016-1031	1516 HINMAN AVENUE, UNIT 407, EVANSTON, IL 60201
408	11-18-408-016-1032	1516 HINMAN AVENUE, UNIT 408, EVANSTON, IL 60201



<b>UNIT</b>	<b>P.I.N.</b>	<b>COMMON ADDRESS</b>
409	11-18-408-016-1033	1516 HINMAN AVENUE, UNIT 409, EVANSTON, IL 60201
410	11-18-408-016-1034	1516 HINMAN AVENUE, UNIT 410, EVANSTON, IL 60201
411	11-18-408-016-1035	1516 HINMAN AVENUE, UNIT 411, EVANSTON, IL 60201
501	11-18-408-016-1036	1516 HINMAN AVENUE, UNIT 501, EVANSTON, IL 60201
502	11-18-408-016-1037	1516 HINMAN AVENUE, UNIT 502, EVANSTON, IL 60201
503	11-18-408-016-1038	1516 HINMAN AVENUE, UNIT 503, EVANSTON, IL 60201
504	11-18-408-016-1039	1516 HINMAN AVENUE, UNIT 504, EVANSTON, IL 60201
505	11-18-408-016-1040	1516 HINMAN AVENUE, UNIT 505, EVANSTON, IL 60201
506	11-18-408-016-1041	1516 HINMAN AVENUE, UNIT 506, EVANSTON, IL 60201
507	11-18-408-016-1042	1516 HINMAN AVENUE, UNIT 507, EVANSTON, IL 60201
508	11-18-408-016-1043	1516 HINMAN AVENUE, UNIT 508, EVANSTON, IL 60201
509	11-18-408-016-1044	1516 HINMAN AVENUE, UNIT 509, EVANSTON, IL 60201
510	11-18-408-016-1045	1516 HINMAN AVENUE, UNIT 510, EVANSTON, IL 60201
511	11-18-408-016-1046	1516 HINMAN AVENUE, UNIT 511, EVANSTON, IL 60201
601	11-18-408-016-1047	1516 HINMAN AVENUE, UNIT 601, EVANSTON, IL 60201
602	11-18-408-016-1048	1516 HINMAN AVENUE, UNIT 602, EVANSTON, IL 60201
603	11-18-408-016-1049	1516 HINMAN AVENUE, UNIT 603, EVANSTON, IL 60201
604	11-18-408-016-1050	1516 HINMAN AVENUE, UNIT 604, EVANSTON, IL 60201
605	11-18-408-016-1051	1516 HINMAN AVENUE, UNIT 605, EVANSTON, IL 60201
606	11-18-408-016-1052	1516 HINMAN AVENUE, UNIT 606, EVANSTON, IL 60201
607	11-18-408-016-1053	1516 HINMAN AVENUE, UNIT 607, EVANSTON, IL 60201
608	11-18-408-016-1054	1516 HINMAN AVENUE, UNIT 608, EVANSTON, IL 60201
609	11-18-408-016-1055	1516 HINMAN AVENUE, UNIT 609, EVANSTON, IL 60201
610	11-18-408-016-1056	1516 HINMAN AVENUE, UNIT 610, EVANSTON, IL 60201
611	11-18-408-016-1057	1516 HINMAN AVENUE, UNIT 611, EVANSTON, IL 60201
701	11-18-408-016-1058	1516 HINMAN AVENUE, UNIT 701, EVANSTON, IL 60201
702	11-18-408-016-1059	1516 HINMAN AVENUE, UNIT 702, EVANSTON, IL 60201
703	11-18-408-016-1060	1516 HINMAN AVENUE, UNIT 703, EVANSTON, IL 60201
704	11-18-408-016-1061	1516 HINMAN AVENUE, UNIT 704, EVANSTON, IL 60201
705	11-18-408-016-1062	1516 HINMAN AVENUE, UNIT 705, EVANSTON, IL 60201
706	11-18-408-016-1063	1516 HINMAN AVENUE, UNIT 706, EVANSTON, IL 60201
707	11-18-408-016-1064	1516 HINMAN AVENUE, UNIT 707, EVANSTON, IL 60201
708	11-18-408-016-1065	1516 HINMAN AVENUE, UNIT 708, EVANSTON, IL 60201
709	11-18-408-016-1066	1516 HINMAN AVENUE, UNIT 709, EVANSTON, IL 60201
710	11-18-408-016-1067	1516 HINMAN AVENUE, UNIT 710, EVANSTON, IL 60201
711	11-18-408-016-1068	1516 HINMAN AVENUE, UNIT 711, EVANSTON, IL 60201
801	11-18-408-016-1069	1516 HINMAN AVENUE, UNIT 801, EVANSTON, IL 60201
802	11-18-408-016-1070	1516 HINMAN AVENUE, UNIT 802, EVANSTON, IL 60201
803	11-18-408-016-1071	1516 HINMAN AVENUE, UNIT 803, EVANSTON, IL 60201
804	11-18-408-016-1072	1516 HINMAN AVENUE, UNIT 804, EVANSTON, IL 60201
805	11-18-408-016-1073	1516 HINMAN AVENUE, UNIT 805, EVANSTON, IL 60201
806	11-18-408-016-1074	1516 HINMAN AVENUE, UNIT 806, EVANSTON, IL 60201
807	11-18-408-016-1075	1516 HINMAN AVENUE, UNIT 807, EVANSTON, IL 60201



<b>UNIT</b>	<b>P.I.N.</b>	<b>COMMON ADDRESS</b>
808	11-18-408-016-1076	1516 HINMAN AVENUE, UNIT 808, EVANSTON, IL 60201
809	11-18-408-016-1077	1516 HINMAN AVENUE, UNIT 809, EVANSTON, IL 60201
810	11-18-408-016-1078	1516 HINMAN AVENUE, UNIT 810, EVANSTON, IL 60201
811	11-18-408-016-1079	1516 HINMAN AVENUE, UNIT 811, EVANSTON, IL 60201
303	11-18-408-016-1080	1516 HINMAN AVENUE, UNIT 303, EVANSTON, IL 60201