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0037/0014 53 001 Page 1 of 23
2000-07-31 11:10:30
Cook County Recorder 65.00



AMENDMENT TO DECLARATION
FOR WINSTON SOUTH
CONDOMINIUM ASSOCIATION

This Amendment to Declaration is made and entered into the ___ day of _____, 2000, and is an amendment to that certain Declaration of Winston South Condominium Association (hereinafter referred to as "Declaration") recorded in the Office of the Recorder of Deeds of Cook County on April 14, 1969 as Document Number 20811991, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the Board of Directors and the Unit Owners of Winston South Condominium Association (hereinafter referred to as "Association") believe it to be in the best interests of the Association to amend the Declaration; and

WHEREAS, pursuant to Article XII, Section 7 of the Declaration, the Declaration may be amended by an instrument approved by not less than owners representing 2/3 of the total votes of the units. The amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County; and

WHEREAS, said instrument has been signed by owners representing at least 2/3 of the total votes of the Units.

WHEREAS, an officer of the Board certifies that a copy of the Amendment was mailed to all unit owners, as evidenced by the affidavit attached hereto as Exhibit B, and;

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

FILED
JUL 31 2000
CLERK'S OFFICE
COOK COUNTY

This document prepared by and after recording to be returned to:

JORDAN I. SHIFRIN
KERRY T. BARTELL
Kovitz Shifrin & Waitzman
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 — (847) 537-0500

RECORDING FEE _____
DATE 7-31-00 COPIES 6
OK BY [Signature]

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Article VIII shall be amended by adding the following Section:

10. Leasing of Units. In order to maintain the quality of life and property values, the objective of the Association is to promote and encourage Unit Owners to reside on the premises. At no time shall more than thirty percent (30%) of the total units be leased out. All owners desiring to lease out their Unit must follow the procedures as set forth herein.

(a) Any owner desiring to lease out their Unit must notify the Board prior to entering into a lease agreement.

(b) The Board shall promptly review the proposed lease agreement in order to verify that it complies with the standards as set forth herein.

(c) In the event 30% of the units are currently being leased out, the applicant must request, in writing, to be added to a waiting list to be maintained by the Board or the managing agent.

(d) Once a Unit which is currently being leased out reverts to resident owner status, the name on the waiting list for the longest period of time shall have the first opportunity to lease their unit.

(e) Any person or persons related by blood or marriage to the Owner shall not be subject to this section. A person related by blood or marriage is defined as a parent, grandparent, child, sibling or grandchild.

(f) Once a Unit is vacated by a tenant, it must be re-occupied by the Unit Owner, put up for sale or the Board must be notified, in writing, to approve a new tenant, if less than thirty (30%) percent of the units are being leased at the time of application.

(g) Exceptions: If thirty (30%) percent or more of the units are being leased, any Unit Owner may apply for a one year hardship waiver of enforceability of this policy. The Unit Owner must submit a request, in writing, to the Board of Directors, requesting a hardship waiver, setting forth all reasons why they are entitled to same. The Board may grant a hardship waiver on a year-to-year basis. Failure to abide by all rules and regulations of the Association may result in revocation of hardship status.

(h) Copies of all leases must be submitted to the Board within ten (10) days after execution and prior to occupancy, whichever occurs first.

(i) All tenants shall acknowledge in writing that they have received copies of the rules and regulations of the Association and a copy of the written receipt shall be submitted to the Board of Directors.

(j) The effective date of this Amendment shall be deemed to be the date of recording with the Office of the Recorder of Deeds.

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(k) Any Unit being leased out in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Managers may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

(l) In addition to the authority to levy fines against the Unit Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Unit Owner and/or their tenant, under 735 ILCS 5/9-101 et seq., an action for injunctive and other equitable relief, or an action at law for damages.

(m) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(n) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

(o) The Board of Directors of the Association shall have the right to lease out any Association-owned units or any unit which the Association has possession of pursuant to any court order.

(p) The Board of Directors shall have the right to require an interview with any prospective tenant.

(q) Under no circumstances shall a lease executed in accordance with the terms of this Amendment be for a period of more than two (2) years from the date of the lease.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

UNIT NUMBERS AND P.I.N.s

Unit Number	P.I.N.
1-A	20-25-207-045-1001
2-A	20-25-207-045-1002
3-A	20-25-207-045-1003
1-B	20-25-207-045-1004
2-B	20-25-207-045-1005
3-B	20-25-207-045-1006
1-C	20-25-207-045-1007
2-C	20-25-207-045-1008
3-C	20-25-207-045-1009
1-D	20-25-207-045-1010
2-D	20-25-207-045-1011
3-D	20-25-207-045-1012
1-E	20-25-207-045-1013
2-E	20-25-207-045-1014
3-E	20-25-207-045-1015
1-F	20-25-207-045-1016
2-F	20-25-207-045-1017
3-F	20-25-207-045-1018

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EXHIBIT A

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LEGAL DESCRIPTION

Lots 12, 13 and the West 33 feet of Lot 14 in Harty's Subdivision of Lots 9 and 21 in Block 6 in South Kenwood, being a resubdivision of part of Stave and Klem's Subdivision of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Percentage of Ownership

<u>Address</u>	<u>Unit</u>	<u>Percentage</u>
2024 East 72 nd Place, Chicago, IL	1-A	5.55
2024 East 72 nd Place, Chicago, IL	2-A	5.55
2024 East 72 nd Place, Chicago, IL	3-A	5.55
2026 East 72 nd Place, Chicago, IL	1-B	5.37
2026 East 72 nd Place, Chicago, IL	2-B	5.37
2026 East 72 nd Place, Chicago, IL	3-B	5.36
2028 East 72 nd Place, Chicago, IL	1-C	5.75
2028 East 72 nd Place, Chicago, IL	2-C	5.75
2028 East 72 nd Place, Chicago, IL	3-C	5.75
2030 East 72 nd Place, Chicago, IL	1-D	5.75
2030 East 72 nd Place, Chicago, IL	2-D	5.75
2030 East 72 nd Place, Chicago, IL	3-D	5.75
2032 East 72 nd Place, Chicago, IL	1-E	5.37
2032 East 72 nd Place, Chicago, IL	2-E	5.37
2032 East 72 nd Place, Chicago, IL	3-E	5.36
2034 East 72 nd Place, Chicago, IL	1-F	5.55
2034 East 72 nd Place, Chicago, IL	2-F	5.55
2034 East 72 nd Place, Chicago, IL	3-F	<u>5.55</u>
	Total	100.00%

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EXHIBIT B

AFFIDAVIT OF MAILING

I, _____, state that I am an officer of the Board of Directors of Winston South Condominium Association, and hereby certify that the foregoing Amendment was mailed to all unit owners at least ten (10) days prior to the date of this affidavit.

Dated: _____, 2000

By: _____

Its: _____

Property of Cook County Clerk's Office

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

00570085

BALLOT

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED

OWNER (S):

James Dixon

Property Address: 2026 E 72nd Pl #2nd Fl

Name and Address of Mortgage Lender (if any):

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00576085

WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED

OWNER (S):

Jay Starks

Property Address:

2028 E. 72nd Pl. 3C

Name and Address of Mortgage Lender (if any):

Liton Loan Svcs.

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

00576085

BALLOT

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

LILLIE A. BREWTON

Property Address: 2034 E. 72ND PLACE, #18

CHICAGO, IL 60649

Name and Address of Mortgage Lender (if any):

NONE

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

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Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Florence Robinson
Flouris Robinson

Property Address: 2824 E 72nd Pl
Chicago IL 60649

Name and Address of Mortgage Lender (if any):

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Barth Lacey

Property Address: 2024E. 72nd Place 2nd

Name and Address of Mortgage Lender (if any):

None

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Dawn R Nance

c/s CAROL CLARE

Property Address: 2034 E 72nd Pl
Chicago IL 60649

Name and Address of Mortgage Lender (if any):

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

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Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Bethada Johnson

Property Address: 2024 E. 72[#] Pl. 1A
Chicago, IL 60649

Name and Address of Mortgage Lender (if any):

First Nationwide Mortgage

P.O. Box 9481

Gaithersburg, MD 20898-9481

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Henry E. Bogman

Property Address: 2026 E. 72ND PLACE

CHICAGO, ILL.

Name and Address of Mortgage Lender (if any):

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

0057E085

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

CAROL CLARK

Property Address:

2026 E 72nd Pl

Name and Address of Mortgage Lender (if any):

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

00576085

BALLOT

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Capital Top Corp by
Albert Bal

Property Address: 2030 E. 72nd. Place
Chicago, Ill.

Name and Address of Mortgage Lender (if any):
N/A.

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

00576085

BALLOT

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Capital Top Corp by
Albert Bah

Property Address: 2030 E. 72nd Place
Chicago, Ill

Name and Address of Mortgage Lender (if any):
N/A

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Frank Freeman

Property Address:

2030 E 72 PL

Name and Address of Mortgage Lender (if any):

Bozeman
2026 E 72 P1

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

John E Parks

Property Address:

2032 E 72¹³⁷ P1 2E

Name and Address of Mortgage Lender (if any):

Liberty Lending Corp.

P.O. Box 1000

Wilmington Ohio 45177-1000

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Submitted
12/13/2011

Property of Cook County Clerk's Office

Handwritten signature or initials

Handwritten text, possibly a date or reference number

Handwritten text, possibly a signature or name

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

Regarding the proposed amendment to the Declaration of Condominium Ownership for the Winston South Condominium Association, specifically regarding the leasing of units policy:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Emma Parks

Property Address:

2032 E 72nd Pl IE

Name and Address of Mortgage Lender (if any):

NSA

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Lillian Rose Cornell

Property Address: 2034 E-72nd St

Name and Address of Mortgage Lender (if any):

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EXHIBIT B

00576085

AFFIDAVIT OF MAILING

I, Henry E. Bozman, state that I am an officer of the Board of Directors of Winston South Condominium Association, and hereby certify that the foregoing Amendment was mailed to all unit owners at least ten (10) days prior to the date of this affidavit.

Dated: July 10th, 2000

By: Henry E. Bozman

Its: President

Property of Cook County Clerk's Office

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WINSTON SOUTH CONDOMINIUM ASSOCIATION

BALLOT

00576085

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED

OWNER (S):

Jimmy Oliver

Property Address:

2032 E. WIND PL - 3

CHICAGO, IL 60649

Name and Address of Mortgage Lender (if any):

FLAGSTAR BANK