

UNOFFICIAL COPY



00790485

00790485

03/09/0115 33 001 Page 1 of 5

2000-10-10 14:08:44

Cook County Recorder 55.50

Second Amendment to:
DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
THE 3131 NORTH RACINE CONDOMINIUM

WHEREAS, pursuant to that certain Declaration of Condominium Ownership recorded on January 29, 1999 as Document No. 99101239, as amended by that First Amendment recorded on March 24, 1999 as Document No. 99283957 (collectively the "Declaration"), the 3131 North Racine Condominium Association is responsible, for operating the condominium building located on the following described real estate situated in the City of Chicago, County of Cook and State of Illinois:

LOT 12 AND THE NORTH ½ OF LOT 13 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 3 AND 4 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-29-200-010

COMMONLY KNOWN AS: 3131 N. RACINE, CHICAGO, IL

WHEREAS, pursuant to Article XVII, Section 6, the Condominium Association has the authority to make amendments to the Declaration and the By-Laws.

WHEREAS, the Unit Owners have determined that it is necessary to make certain amendments to the Declaration and the By-Laws.

WHEREAS, the Unit Owners have unanimously voted for and approved certain amendments to the Declaration and By-Laws, as set forth herein.

NOW, THEREFORE, the undersigned officers of the 3131 North Racine Condominium Association, acting on behalf of all of the Unit Owners, hereby amend the Declaration as follows:

1. Article VII, Section 1, is amended to state that the Board of Managers shall consist of four (4) persons who shall be elected in the manner provided in the By-Laws.
2. Article XII, Section 1, paragraph a, is amended to state that the direction and administration of the Property shall be vested in a Board of Managers consisting of four (4) persons who shall be appointed or elected in the manner provided in the By-Laws.

3. Article, XII, Section 1, paragraph b, is amended to state that the Voting Members having at least three-fourths (3/4) of the total votes may from time to time increase or decrease the term of office of Board Members at any annual or special meeting, except that any such change in the term of office of Board Members must require that at least one-fourth (1/4) of the Board Members' terms shall expire each year.
4. Article, XII, Section 1, paragraph b, is further amended to state that Members of the Board shall receive no compensation for their services, unless expressly authorized by the Board with the approval of Voting Members having three-fourths (3/4) of the total votes.
5. Article, XII, Section 1, paragraph c, is amended to state that, in addition to the President, Secretary, and Treasurer, the Board shall elect from among its members a Vice-President, who shall be responsible for assisting the President, presiding over meetings of the Board when the President is absent, and all other duties as assigned by the Board from time to time, including, but not limited to, the maintenance of insurance, the procurement of pest control services, and the interaction with legal counsel as necessary.
6. Article, XII, Section 1, paragraph d, is amended to state that any Board member may be removed from office by affirmative vote of the Voting Members having at least three-fourths (3/4) of the total votes, at any special meeting called for that purpose.
7. Article, XII, Section 1, paragraph e, is amended to state that the Board shall meet at least four (4) times annually: on the first Sunday of January, April, July, and October, or as otherwise declared by the Board, and at such other times as the Board deems necessary.
8. Article XIII, Section 2, paragraph b, is amended to state that there shall be an annual meeting of the Voting Members on the first Sunday of July following the initial meeting and on the first Sunday of each succeeding July at 7:30 pm, or at such other reasonable time or date as may be designated by written notice of the Board delivered to the Voting Members not less than ten (10) days or more than thirty (30) days prior to the date fixed for said meeting.
9. Article XIII, Section 4, paragraph a, is amended to state that an affirmative vote of three-fourths (3/4) of the Unit Owners is required under this provision.
10. Article XIV, Section 3, is amended to state that any such separate assessment shall be subject to approval by an affirmative vote of three-fourths (3/4) of the Unit Owners is required under this provision.

UNOFFICIAL COPY

Signed and sealed this 28th day of August 2000.

00790485

3131 NORTH RACINE CONDOMINIUM ASSOCIATION,
an Illinois Condominium Association

BY: Darren M. Snyder
Its President and a member of the Board of Managers

Kathleen Chaylor-Grady
Its Secretary and a member of the Board of Managers

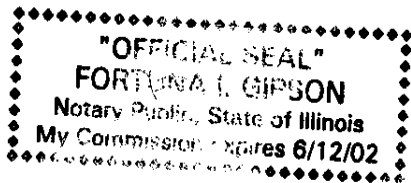
J. Rath
Its Treasurer and a member of the Board of Managers

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, FORTUNA GIPSON, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Darren Snyder, Kathleen Grady, + James Rath who subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth,

GIVEN, under my hand and notarial seal this 28th day of August, 2000.



Fortuna Gipson
Notary Public

UNOFFICIAL COPY

00790485

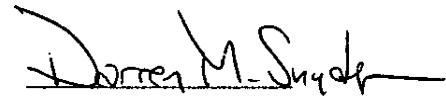
AFFIDAVIT

The affiant hereby certifies, under penalty of perjury, that a copy of the Second Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for the 3131 North Racine Condominium was mailed via certified mail to the following mortgagees not less than ten (10) days prior to the execution of this affidavit:

1. Mr. Michael A. Flomenhoft and Mrs. Julie J. Flomenhoft – Unit 1-R
Chase Manhattan Mortgage Corporation
P.O. Box 11740
Monroe, LA 71211-1740
Attn: Insurance Department
Account Number 1604096275

Chase Manhattan Mortgage Corporation
P.O. Box 91187
Cleveland, Ohio 44101-3187
Attn: Inquiry Control
Account Number 0000989101708-0
2. Mr. Johannes Rath and Mrs. Georgette Rath – Unit 1-F
Standard Federal Bank
2600 West Big Beaver Rd.
Troy, Michigan 48084
Account Number 060-831626-1
3. Mr. Tim Gadsby and Mrs. Kathleen Gadsby – Unit 7
Lincoln Park Savings Bank
1946 West Irving Park Road
Chicago, IL 60613
Account Number 001 008547 01
4. Mr. Darren Snyder and Mrs. Anne Snyder – Unit 3
Homeside Lending, Inc.
P.O. Box 47524
San Antonio, TX 78265-7524
Account Number 19417388-6

BY:



President of the 3131
N. Racine Condominium
Association

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

00790485

I, Geralyn M. Mahon, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Darren M. Snyder, who subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth,

GIVEN, under my hand and notarial seal this 20th day of September, 2000.

GJML
Notary Public



Property of Cook County Clerk's Office