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Cook County Recorder 27.00



0010356457

AMENDMENT
TO DECLARATION OF
CONDOMINIUM PURSUANT TO THE
CONDOMINIUM PROPERTY ACT
PARK CREST CONDOMINIUM

THIS AMENDMENT TO DECLARATION,
made and entered into by the Board of Directors of the
Park Crest Condominium Association (hereinafter
referred to as "Board");

WITNESSETH:

The Board of Directors of the Park Crest Condominium
Association ("Association"), administers the property of the
Condominium ("Property") in Chicago, Illinois, pursuant to
the Declaration of Condominium for the Property legally
described on Exhibit A attached to and made part of
this Amendment to the Declaration of Condominium
Ownership.

Pursuant to the Illinois Condominium Property Act, the
Declaration of Condominium for the Park Crest Condominium,
was originally recorded on July 26, 1976 in Cook County,
Illinois as Document No. 23578450 thus creating the Park Crest
Condominium, the legal description for which is hereinafter set forth.

Pursuant to Section 27(b)(1) of the Illinois Condominium Property Act, 765 ILCS 605/27(b)(1), the Board
desires to again amend the Declaration in order to regulate the leasing of units by owners who are not occupying
their said units, as well as to amend portions of the provisions establishing the date for the annual meeting of
the Condominium Owners.

This Amendment to the Declaration has been duly and unanimously approved by the Board and by more than
the minimum number of unit owners as required by the Declaration at and following a meeting held June 15,
1999.

NOW, THEREFORE, the Board for the Association, for the purposes hereinabove set forth, declares the
following to be an amendment to so much of the said Declaration so as to include the following as additional
provisions therein:

So much of Section 18 of the Condominium Declaration recorded July 29, 1976 in the Office of the Recorder
of Deeds of Cook County as Document 23578450 as it pertains to the leasing of condominium units is deleted
in its entirety and in its place, the following is substituted:

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Section 3(A): The annual meeting of the voting members shall be held on the 2nd Tuesday of May in each year at 7 PM at a place within the Condominium to be designated by the Association Secretary by written notice posted within the Condominium or at such other place located outside of the Condominium by written notice to the members. The Board shall have the authority to postpone the date, time, and place for the annual meeting by written notice to the members. Such notice shall set forth the date, time, and location for the meeting and shall be delivered to the members not less than ten days prior to the date fixed for the said meeting.

So much of the Condominium Declaration and/or Rules and Regulations as pertain to the rights of unit owners to lease their units are hereby deleted and the following substituted in its place:

No unit, or interest therein, shall be leased by a Unit Owner. No new lease or lease agreement may be entered into after the effective date of this amendment. Each Unit Owner currently renting their unit prior to the effective date is subject to the following restrictions;

- (1.) Once the unit is vacated by the tenant, it must be occupied by the unit owner or put on the market for sale.
- (2.) Existing leases may be renewed for a period of two years from the effective date of this amendment. On the second anniversary of the effective date of this amendment, the unit owner must either have the unit on the market for sale or it must be occupied by the Unit Owner.
- (3.) Any person related by blood or marriage to the Unit Owner shall not be construed to be a lessee for the purposes of this amendment.
- (4.) To meet any situation and to avoid undue hardship or practical difficulties, the Board may, but is not required to grant permission to a Unit Owner to lease the unit to a specified Tenant for a period of not less than six months nor more than one (1) year on such reasonable terms as the Board may establish. Such permission may be granted by the Board only upon the written application of the Unit Owner to the Board. The Board shall respond to each such application in writing within thirty (30) days of the submission thereof. Any decision made by the Board pursuant to this amendment shall be made at an open meeting of the Board. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application to lease his or her unit. The decision of the Board shall be final and binding. Any lease approved by the Board shall be subject to the provisions as set forth in the Declaration, By Laws, and Rules and Regulations governing this Association.

The effective date of this amendment shall be the date that this amendment is recorded in the Office of the Recorder of Deeds of Cook County.

Any attempted leasing of a unit in violation of the provisions of this amendment, or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors 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.

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 Ch 110, par., 9-1222 Ill Rev's Stat., an action for injunctive and other equitable relief, or an action at law for damages.

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.

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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

IN WITNESS WHEREOF, THE BOARD OF Directors of the Association have caused this Amendment to be executed on this 15th day of June, 1999.

BOARD OF DIRECTORS OF THE PARK CREST
CONDOMINIUM ASSOCIATION

Marilyn Hill
Marilyn Hill President

Leone McDermott 3-31-01
Leone McDermott Vice President

Marcia Dwyer
Marcia Dwyer Treasurer

Meg Lambert
Meg Lambert Member at Large

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

Daniel T. Schermerhorn, a Notary Public in and for the County and State do hereby certify that Marilyn Hill, President, Leone McDermott, Vice President, Marcia Dwyer, Treasurer, and Meg Lambert, Member at Large, constituting the Board of Directors of the Park Crest Condominium Association, appeared before me this day in person and acknowledged that they signed, sealed and delivered the Amendment Condominium Declaration for the Park Crest Condominium as their free and voluntary act, and as the free and voluntary act of said condominium for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ~~15th~~ ^{MARCH 2001} day of ~~JUNE 1999~~.

Daniel T. Schermerhorn
Notary Public

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURNED TO:
JOHN C. DUGAN
1000 SKOKIE BOULEVARD, #120
WILMETTE, ILLINOIS 60091



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PIN: 10 36 214 011 1002 through and including 1019
Address of Property: 2420-2434 West Lunt Avenue, Chicago, Illinois

LEGAL DESCRIPTION

Units A, 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-f together with their respective undivided percentage interest in the common elements of the Park Crest Condominium as delineated and defined in the survey of the following described real estate:

Lots 1, 2, 3, 4, and Lot 5 (except the East 16 feet thereof) in Thinnes Addition to Margaret Mary Manor, being a Subdivision of the South 330 feet (measured from the center of Lunt Avenue) of the South 5 Acres of the East 24 rods of the North 50 rods of the Northeast Quarter of the Northeast Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal meridian (except streets). Also the South 8 feet of the vacated alley lying north of and adjoining said lots 1, 2, 3, 4, and 5 (Except the East 15 feet of Lot 5 aforesaid), which survey is attached as Exhibit "A" to a Declaration of Condominium made by the Bank of Ravenswood as Trustee under Trust Agreement dated November 1, 1975, and known as Trust Number 1602, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 29, 1976 as Document 2357450 all in Cook County, Illinois.

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