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Cook County Recorder 71.50



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AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND BY-LAWS FOR
LION CREST CONDOMINIUMS, UNIT THREE

WHEREAS, the Declaration of Condominium Ownership and By-Laws for LION CREST CONDOMINIUMS, UNIT 3 ("Declaration") was recorded with the Recorder of Deeds of Cook County, Illinois as Document number 88199124 relating to the following described property:

Legal Description: Lot 1 in Lion Crest being a Resubdivision of part of the West 332.40 feet of the East 632.40 feet of Lot 2 in Arthur T. McIntosh and Company's Richwood Farms, being a subdivision of the East 1/2 of the Northeast 1/4 of Section 4, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number:

Address: 13543 South Lamon Avenue, Crestwood, Illinois 60445; and

WHEREAS, the Board of Managers has determined that an amendment to the Declaration will benefit the health, comfort, safety and general welfare of the members of the Association; and

WHEREAS, Article XIII, Section 13.07, of the Declaration provides for amendments to the Declaration; and

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I.

WHEREAS, the members of the Association, in order to (1) protect the equity of the individual Unit Owners of the condominium; and (2) to carry out the purpose for which the condominium was formed by preserving the character of the condominium's homogenous residential community of privately owned, owner-occupied units and by preventing the condominium from assuming the character of an apartment, renter-occupied complex, and (3) to comply with the eligibility requirements for financing of certain federal agencies insofar as such criteria provide that the project be owner-occupied; and

WHEREAS, the Board has approved the following amendment to Article XII, Section 12.01 and Section 12.02 of the Declaration pertaining to prohibition on leasing: notice of this proposed amendment having been signed and acknowledged by the President and Secretary of the Board of Managers while certifying that the unit owners having, in aggregate, at least sixty-seven percent (67%) of the total votes have approved such amendment at the meeting of such Unit Owners, the unit Owners have approved the change and the Secretary has mailed, by certified mail, a copy of this amendment to all mortgagees having a bona fide lien of record against any Unit Ownership not less than ten (10) days prior to the date of the recorded amendment.

NOW THEREFORE, the following shall be considered an amendment to the Declaration:

Article XII, Section 12.01 is hereby amended to delete the word "lease".

Article XII, Section 12.02 is hereby rescinded as currently stated, being replaced by the following new Article XII, Section 12.02 as follows:

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12.02 Prohibition on Leasing.

Notwithstanding anything herein to the

contrary, this Amendment hereby prohibits the renting or leasing of condominium units in the Association. All condominium units shall be owner occupied. Any lease prior to this Amendment, but not previously accepted by the Board of Managers pursuant to Article XII will not be honored. Such lease whether they be oral or given to the lessee without prior approval by the Board of Managers must be terminated within ninety (90) days unless sufficient hardship is demonstrated and permitted by the Board of Managers as stated below.

(a) Grandfather Clause. Any unit owner which currently is leasing his/her unit and said lease has been previously accepted by the Board of Managers shall have the right to continue leasing said unit until the end of the current lease term. After the expiration of the current lease term, said unit shall be subject to the provisions of this Article's prohibition on leasing. The unit owner shall provide the Board of Managers with a copy of the existing written lease for their records.

(b) Hardship. In the event that a Unit Owner applies to the Board of Managers for approval to lease his/her unit, the Board of Managers may, if sufficient hardship is demonstrated, in the sole discretion of a majority of its members, approve in writing a lease of a Unit Owner's Unit for a period not to exceed twelve (12) months when it is demonstrated to the satisfaction of the majority of the board by the Unit Owner that the Board's prohibition of the proposed lease would create an undue hardship on the Unit Owner. Any Unit Owner shall only have the right to benefit from the hardship provision once during the period of their ownership of the Unit.

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Any Unit Owner desiring to lease his/her unit because of his/her belief that not being able to do so would cause them undue hardship shall submit to the Board of Managers a written request to lease their Unit not less than thirty (30) days prior to the commencement date of the proposed lease. Such written request to lease shall have appended to it at the time of its submission to the Board of Managers an affidavit in proper form signed by the Unit Owner setting forth the factual basis of the Unit Owner's belief that the prohibition against leasing of Units described in this Declaration, ARTICLE XII, Section 12.02 as applied to them, would cause them undue hardship, specifying the factual basis that creates, in said Unit Owner's opinion, undue hardship. Within thirty (30) days of its receipt of both the written request to lease and the supporting affidavit, the Board of Managers shall conduct a hearing, and, at their sole discretion, accept or deny the Unit Owner's request to lease their Unit.

(c) Family Members. The provisions of this prohibition on leasing shall not apply to any lease of a unit to a unit owner's immediate family member. An immediate family member shall be defined as the unit owner's parents, grandparents or children.

(d) Definition. For purposes of the this Article the term "lease" shall include a tenancy or subtenancy for any terms whether pursuant to a written or oral agreement. Sale of all or part of the unit Ownership shall include but not be limited to a sale by means of any of the following transactions: Articles of Agreement for Deed, Contract for Deed, or other type of installment sale; sale of a beneficial interest in a trust in which title to the Unit Ownership is held; and any other voluntary conveyance for consideration except a bona fide mortgage, pledge, collateral assignment, gift or testamentary transfer.

(e) Violation. If a Unit Owner is in violation of this Section, the Board of Managers

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may pursue each and every remedy available to it under the Declaration, the Illinois Condominium Property Act, or at law, which shall include the obligation of the Unit Owner to pay the Association's reasonable attorney's fees, court costs, and related expenses.

(f) Responsibility. Any unit owner who leases their unit, by virtue of the exceptions stated herein, shall make their tenant aware of the terms of the Declaration, Amendments, By-Laws, and other rules and regulations of the condominium association. Said unit owner shall be responsible for their tenant's failure to abide by same and shall remain accountable to the Association for any tenant's failure to comply.

Leslie M. Mauro

Ruth Ludwig

Maryanne Johnson

BEING ALL THE BOARD OF MANAGERS
OF LION CREST CONDOMINIUMS, UNIT
THREE

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ACKNOWLEDGEMENT AND ACCEPTANCE OF THE SECOND AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP AND
BY-LAWS FOR LION CREST CONDOMINIUM
UNIT THREE

13543 South Lamont, Crestwood, Illinois 60445

Unit Number	Garage Unit Number	Signature
#301	G-301	<u>William A. Sudow</u>
#302	G-302	_____
#303	G-303	<u>Margaret Doman</u>
#304	G-304	<u>Rosemary Kucharski</u>
#305	G-305	_____
#306	G-306	<u>Victoria Engstrom</u>
#307	G-307	<u>Eshe M. Mena</u>
#308	G-308	<u>Ruth Ludwig</u>
#309	G-309	<u>Joe [unclear]</u>
#310	G-310	<u>[unclear]</u>
#311	G-311	<u>[unclear]</u>
#312	G-312	<u>James E. Kersch</u>

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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AFFIDAVIT

I, ROSEMARY KUHNS, do hereby certify that I am the duly qualified and acting Secretary of Lion Crest Condominiums, Unit 3, an Illinois not-for-profit corporation, and as such I am the keeper of the records and files of the Association.

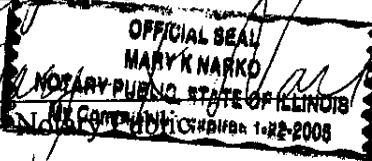
I do further certify that a meeting was convened for the purpose of approving the foregoing amendment and the required number of the Unit Owners, either in person or by proxy, approved the foregoing amendment to the Declaration and the Secretary has mailed, by certified mail a copy of this amendment to all mortgages having bona fide liens of record against any Unit Ownership not less than ten (10) days prior to the date of the recorded amendment in accordance with the terms of the Declaration of the Association.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 24 day of April, 2001.



ROSEMARY KUHNS, Secretary

Subscribed and Sworn to before me
by Rosemary Kuhns this 24 day of
April, 2001.



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**NOTICE PURSUANT TO
ARTICLE XIII, SECTION 13.07**

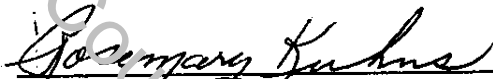
Pursuant to the Declaration of Condominium Ownership and By-Laws for LionCrest Condominiums Unit Three recorded with the Recorder of Deed os Cook County, Illinois, as document number 88199124 and specifically Article XIII entitled "General Provisions," Section 13.07 designated as "Change Modification or Réciission," you are hereby given notice that on February20, 2001, the Board of Directors of LionCrest Condominium Unit Three approved the attached amendment to Article XII, Section 12.01 and Section 12.02 of the Declaration.

As fully described in the attached document the Condominium Association has prohibited the leasing of a condominium unit.

This amendment was acknowledged and accepted by at least sixty-seven (67%) percent of the unit owners.

This document will not be recorded until at least ten (10) days has passed since the date of this mailing of this certified mail.

Dated: 4-24, 2001



Rosemary Kuhns
Secretary
LionCrest Condominium Unit Three

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