

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM
PROPERTY ACT FOR THE
WILLIAMSBURG CONDOMINIUM
ASSOCIATION**



This Amendment to Declaration made and entered into the 27th day of June, 2001, is an amendment to that certain Declaration Of Condominium Pursuant To The Condominium Property Act For The Williamsburg Condominium Association (hereinafter referred to as "Declaration") recorded On December 15, 1972 as Document No. 2665242T.

WITNESSETH

WHEREAS, the Board of Directors and members of The Williamsburg Condominium Association (hereinafter referred to as the "Association") desire to amend the Declaration, and

For Use by Recorder's Office Only

WHEREAS, pursuant to Paragraph 17 of the Declaration, the Declaration may be amended by all the members of the Board , at least seventy-five (75%) percent of the Unit Owners and containing an Affidavit by an officer of the Board certifying that a copy of the Amendment has been mailed by certified mail to all mortgagees having bona fide record against any Unit not less than ten (10) days prior to the date of such Affidavit. Any amendment adopted pursuant to the above provisions shall be recorded in the office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, said instrument has been signed and acknowledged by all the Board members of the Association (Exhibit B attached hereto); and

WHEREAS, said instrument has been approved by owners of seventy-five (75%) percent of the Unit Owners, their signatures being attached hereto; and

WHEREAS, a copy of the Amendment has been mailed to all mortgagees having bona fide record against any Unit not less than ten (10) days prior to the date of such Affidavit:

19.00
[Handwritten signature and stamp]

RECORDING FEE
DATE 7-30-01
OK BY [Signature]

NOW, THEREFORE, the Association hereby declares that the Declaration be and is hereby amended as follows (additions to text are shown as underlined and deletions to text are shown as a ~~strikeout~~):

Paragraph 7 of the Declaration shall be amended as follows:

7. Sale, Leasing or Other Alienation. (a) Any unit owner ~~other than the Developer who wishes to sell or lease his unit (or any lessee of any unit wishing to assign his lease or sublease such unit)~~ or any interest therein to any person shall give to the Board of Managers (hereinafter referred to as the "Board") no less than thirty (30) day's prior written notice of any such sale, lease, or assignment or sublease, setting forth in detail the terms of any contemplated sale, or lease, assignment ~~or sublease~~ which notice shall specify the name and address of the proposed purchaser, or assignee or lessee. The members of the Board and their successors in office shall have the first right and option to purchase or lease such unit or interest therein upon the same terms, which option shall be exercisable for a period of thirty (30) days. ~~the unit owner (or lessee) may, at the expiration of said thirty-day period, contract to sell or assign or lease (or sublease or assign) such unit or interest therein to the proposed purchaser, or assignee or lessee named in such notice upon the terms specified therein.~~

Leasing of Units. In order to maintain the quality of life and property values, the objective of the Association is to promote and encourage Owners to reside on the premises. Owners are prohibited from leasing their units. Any Owners leasing their units and having a current lease on file with the Association as of the effective date of this amendment may continue to lease their unit until the current lease expires at which time to the current tenant. Once the current tenant vacates the unit, the Owner may no longer have a tenant reside in the unit. Any Owners leasing their units as of the effective date of this amendment must provide the Board with a copy of the lease within fourteen (14) days of the recording of this document. Failure to do so will prohibit those Owners from leasing their units.

(1) This restriction shall not apply to the leasing of a unit to a blood relative. A blood relative shall be defined as parent(s), grandparent(s), children, brother(s) and/or sister(s). The Board reserves the right to request proof of the relationship. The Board's decision as to the proof of relationship shall be final and binding.

(2) Any Owner may apply for a one time hardship waiver of enforceability of this policy. The 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. If the Board determines a hardship exists, the Unit Owner requesting such hardship will be permitted to lease their unit for a period of twelve (12) months. Once the tenant moves out or this period expires, whichever occurs

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first, the Owner must come into compliance with this amendment and may no longer lease their unit. Failure to abide by all Rules and Regulations of the Association may result in revocation of hardship status.

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

(4) Any Unit being leased out in violation of this Amendment or any 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.

(5) In addition to the authority to levy fines against the 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 Owner and/or tenant, under 735 ILCS 5/9 et. seq., an action for injunctive and other equitable relief, or an action at law for damages.

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

(7) 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.

(8) The Board of Directors of the Association shall have the right to lease any Association owned units or any unit which the Association has possession pursuant to any court order, and said units shall not be subject to this amendment.

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

This Amendment is executed by an instrument in writing, signed and acknowledged by all the Board members of the Association and seventy-five (75%) percent of the Unit Owners, and the signatories hereby warrant that they possess full power and authority to execute this instrument.

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

Robert B. Kogen
Kovitz Shifrin & Waitzman
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 (847) 537-0500

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 2B IN THE WILLIAMSBURG CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHEASTERLY 48 FEET OF LOT 7 AND LOT "B" IN OWNER'S DIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RESUBDIVISION OF LOTS 15 AND 16 IN BLUMES' SUBDIVISION OF LOTS 1, 2, 3, 4, 5 and 6 of BLOCK 25 AND PART OF BLOCK 26 OF EDISON PARK AND PART OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, LYING NORTH OF THE RAILROAD AND A RESUBDIVISION OF PART OF LOT 2, LOT 3 AND THE WESTERLY TWO-THIRDS OF LOT 4 IN THE SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, LYING NORTH OF THE RAILROAD, ALL IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NUMBER LR2517702, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

<u>PIN NO.</u>	<u>UNIT</u>	<u>ADDRESS</u>
09-36-419-107-1001	1A	6531 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1002	1B	6531 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1003	1C	6533 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1004	1D	6533 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1005	1E	6535 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1006	1F	6535 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1007	2A	6531 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1008	2B	6531 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1009	2C	6533 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1010	2D	6533 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1011	2E	6535 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1012	2F	6535 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1013	3A	6531 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1014	3B	6531 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1015	3C	6533 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1016	3D	6533 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1017	3E	6535 N. Northwest Highway, Chicago, IL 60631
09-36-419-107-1018	3F	6535 N. Northwest Highway, Chicago, IL 60631

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EXHIBIT B

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APPROVAL BY BOARD MEMBERS

We, the undersigned, are a majority of the Board of Directors of the Association. Upon a vote of the Board of Directors of the Association, we have been authorized to execute this document on behalf of the Association.

EXECUTED AND ACKNOWLEDGED this 26 day of
JUNE, 2001.

Joseph D. Albano

Mary M. Kasinski

[Signature]
Board of Directors of The Williamsburg
Condominium Association

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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CERTIFICATION AS TO UNIT OWNER APPROVAL

I, MARY M. KOSZINSKI, do hereby certify that I am the duly elected and qualified Secretary for the Williamsburg Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration of the Williamsburg Condominium Association, was duly adopted in accordance with the provisions of Section 24 of the Declaration and the official petitions/ballots approving said Amendment are attached hereto and incorporated herein as part of said Amendment.

Mary M. Kosinski
Secretary

Dated at CHICAGO, Illinois this
26th day of JUNE, 2001.

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Name: RILDEEN M. MORALES

Unit: 30



I vote in favor of the Amendment to the Declaration



I vote against the Amendment to the Declaration

Dated: August 30, 2000

Signature: [Handwritten Signature]

August 20, 2000

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Name: RAYMOND A. GRISH, SR.

Unit: WILLIAMSBURG CONDOMINIUM APT. 1-E



I vote in favor of the Amendment to the Declaration



I vote against the Amendment to the Declaration

Dated: AUGUST 22, 2000

Signature: Raymond A. Grish, Sr.

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August 20, 2000

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Name: _____
Unit: 3B

I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

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Dated: _____

Signature: _____

August 20, 2000

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Name: J. E. P. J.

Unit: IF **UNOFFICIAL COPY**

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I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

Dated: 8-23-00

Signature: [Handwritten Signature]

August 20, 2000

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Name: ~~ADRIAN...~~

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B. ARNETT

Unit: 2E

I vote in favor of the Amendment to the Declaration

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I vote against the Amendment to the Declaration

Dated: 8/28/00

Signature: *Kathleen Barrett*

August 20, 2000

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Name: THOMAS V. CAETI

Unit: #3E

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I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

Dated: 8-21-2000

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Signature: Thomas V. Caeti

August 20, 2000

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Name: LILLIAN COSMA

Unit: 3E

I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

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Dated: _____

Signature: Lillian Cosma

August 20, 2000

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Name: ALBRECHT

Unit: 2F **UNOFFICIAL COPY**

I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

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Dated: 8-28-00

Signature: *Joe Albrecht*

August 20, 2000

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Name: MICHAEL GRIFFIN

Unit: IF

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I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

Dated: FEB. 12, 01

Signature: Michael D. Griffin

August 20, 2000

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Name: EVELYN NAUMIEC

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Unit: 1-D



I vote in favor of the Amendment to the Declaration



I vote against the Amendment to the Declaration

Dated: 11-30-00

Signature: Evelyn Naumiec

August 20, 2000

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Name: Lee-Anne Nagary

Unit: 2B

I vote in favor of the Amendment to the Declaration

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I vote against the Amendment to the Declaration

Dated: 9/1/00

Signature: Lee-Anne Nagary

August 20, 2000

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Name: MICHELLE ZEMSKY

Unit: 1 B

I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

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Dated: 9-26-00

Signature: MZemsky

August 20, 2000

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Name: Marianna Strogan

Unit: 2D

I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

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Dated: 1-29-01

Signature: Marianna Strogan

August 20, 2000

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Name: MARGARET (PELLEY) HART

Unit: 1A

I vote in favor of the Amendment to the Declaration

I vote against the Amendment to the Declaration

Dated: 8/30/00

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Signature: Margaret Hart

August 20, 2000

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~~Christine Galat & Jeffrey Galat~~

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I vote in favor of the Amendment to the Declaration 9/1/00 galat

I vote against the Amendment to the Declaration

8/25/00

Signature: Christine Galat

6533 N. Northwest
Chicago, IL 60631

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August 20, 2000

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