UNOFFICIAL CQP20367988

2831/0187 93 001 Page 1 of 17 2002-04-01 14:07:07 Cook County Recorder 53.50



FIRST AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
NORTH VALLEY LO CONDOMINIUM NO. 17

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration"), for North Valley Lo Condominium No. 17 (hereafter the "Association"), which Declaration was recorded on Nov. 29, 1972, as Document No. 22137501 in the Office of the Recorder of Dects of Cook County, Illinois, and covers the property (hereafter the "property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article XIII, Section 13.07 of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text if which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by the Board, and by the Owners having at least three-fourths of the total vote, and provided further that it contains an affidavit by an officer of the Board, certifying that a copy of the change has been sent by certified mail to all mortgagees, having liens of record against any unit ownership, not less than ten (10) days prior to the date of such affidavit.

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#### **RECITALS**

WHEREAS, by the declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to restrict the leasing or rental of units; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized the Board, signed and acknowledged by the Board, and by the Owners having at least three-rouths of the total vote, and due notice having been provided to all mortgagees holding liens of record against any unit ownership, all in compliance with Article XIII, Section 13.07 of the Declaration and Section 17 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for North Valley Lo Condominium No. 17 is hereby amended in accordance with the text which icitows;

#### 1. Article VIII Section 8

#### 8.12

(a) Notwithstanding any other provisions of the Decir ation to the contrary, each Owner shall occupy and use his/her Unit as a residence for said Owner and/or the Owner's family whether related by blood or marriage). Rental or leasing of any Unit or Units except as hereinafter provided in Sub-Section (b), (c), and (d) is prohibited.

- (b) To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but it not required to, grant permission to a Unit Owner to lease or rent his Unit to a specified lessee for a period of not less than twelve (12) consecutive months nor more than twenty-four (24) consecutive months or on such other reasonable terms as the Board may establish. Such permission may be granted by the Board only upon the written application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of the lease; provided, however, that in no event shall any Unit Owner be permitted to rent or lease such Unit for more than twenty-four (24) months. The Board's decision shall be final and binding.
- (c) Any and all leases in force on the date of recording this Amendment are not affected by Sub-Sections (a) and (b); provided, however, that all such leases must be terminated upon transfer of ownership of the Unit or transfer of the beneficial interest in a trust holding legal title to the Unit. In addition, Sub-Sections, (a) and (b) shall not apply to the rental or leasing of a Unit by an Owner who owned that Unit on or before the effective date of this Amendment.

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(d) The provisions of Sub-Sections (a), (b) and (c) shall not apply to the rental or leasing of a Unit to any person related by blood or marriage to the Owner of such Unit, nor shall Sub-Sections (a), (b) and (c) apply to the rental or leasing of Units by the Association through its Board of Managers.

(e) Copies of all leases in effect on the date of recording this Amendment must be submitted to the Board of Managers within thirty (30) days of such recording.

(f) The board of Managers reserves to itself the airs right and option to lease any unit in accordance with the provisions of this Article VIII.

End of Text of Amendment

#### NORTH VALLEY LO CONDOMINIUM NO. 17

#### **UNIT PIN NUMBERS**

<u>UNIT</u>	NAME	<u>PIN NUMBER</u>
17 – A	WAID	04 23 302 041 1001
17 – B	WOLFES	04 23 302 041 1002
17 - C	FREIFELD	04 23 302 041 1003
/7 – D	COLEMAN	04 23 302 041 1004
17 – E	HORWITZ	04 23 302 041 1005
17 - F	HEINZ	04 23 302 041 1006
17 - G	MCCURDY	04 23 302 041 1007
17 EH	HANSON	04 23 302 041 1008
17-1	CRAWFORD	04 23 302 041 1009
17 - J	MARGUERITE	04 23 302 041 1010
		04 23 302 041 1010

West line of Block 2 ···310.00'--Driveway -- 103.06 --ance of 70.47 feet to a point of curve; oint of beginning. o said north line of Block 2, and thence east along said north line of Wildberry Drive, being here a straight line, sad at follows: at fact to the north line of Wildbarry Drive:

CHICAGO GUARANTI-URVEY COMPANY

CHICAGO, ILLINOIS GOBOZ

05 WEST MADISON STREET

SUITE 604

Northwest cores of Black 2

- North line of Block 2

Point of Baginning is 1413.87' east from the North of Block 2

PLAT of 'EY

CONDOMINIUM Nº 17 EXHIBIT "A" NORTH VALLEY LO

CARL J. KRAUSE ROBERT J. HANNON HARRY L. CANMANN, JR GEORGE W. JANDACEK

up 42 More to Lange 12 East of the Third Principal Meridian, in Cook County, Illinois, That part of 5 oct 2, in Valley Lo - Unit Five, being a Subdivision in Section 23,

the northwest corner of said Block 2, and running Beginning on the north line of said Block 2, at a point which is 1413.07 feet east to nea south along a line perpendicular to said north line of Block 2, a distance

point which is 1516,93 feet east from the northwest corner of said Black 2 i cs of 33.56 feet to an intersection with a line which is perpendicular to the C of a circle convex to the northeast and having a radius of 80.00 feet, a line of said Block 2, and which intersects the north line of said Block 2 thence north along said last described perpendicular line, a distance of 316.94 thence southeestwardly along the northeesterty line of Wildberry Drive, being here

thence west along said north line of Black 2, a distance of 103.06 feet to

Commonly known as: 1716 Wildberry Drive, Glenview, Illinois

STATE OF ILLINOIS	) )SS )		·		
I Judith E Board of Managers condominium establi signature below do Declaration.	of NÖRTH VA shed by the	LLEY LO C aforesaid	ONDOMINIUM Declaration	n, and by m	а У
EXECUTED this	10	day of $\underline{S}$	eptember.	1200	
	10 Prox C	BY:	Pres 1716 A W Buswer	Hard ident Juldberri w, St. 60	χ Dru 2025

### CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS	)	• ,		
COUNTY OF COOK				
I, difference of the Board of Manand hereby certify the foregoing instructure fourths 3/4th respective signature instruments as their forth therein.	that the persuments reprens) of the said unit	sons whose r sent the O total vote owners ack	names are sub- wners having e and that, nowledged the	scribed to at least by their foregoind
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		DATE: _	9-10-200	<u></u>
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			9-10-200	
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	I			16

STATE	OF	ILLINOIS	)
COUNTY	OF	COOK	)

We, the undersigned, are the members of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 17, a condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we hereby execute the foregoing amendment to the Declaration.

CONDOMINIUM NO. 1

I, Mariorie E. Horwitz, a Notary Public, hereby certify that on the above date the above members of the Board of Managers of NORTH VALLEY LO CONDOMINIUM No. 17, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

OFFICIAL SEAL
MARJORIE E HORWITZ
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 6,2004

	•
STATE OF ILLINOIS )	
COUNTY OF Cook	
The undersigned is a (are) mem CONDOMINIUM NO. /7 a condominium	ber(s) of the NORTH VALLEY TO
CONDOMINIUM NO. 17, a condominium and here	m established by the aforesaid
Declaration of Condominium, and by mereby execute and acknowledge the	Ty (Our) signature(s) helow do
hereby execute and acknowledge the Declaration.	foregoing amendment to the
"	
PYPCHARD 45:- 20 3 0	gew
EXECUTED this 25 day of Rive	UST \$3.001
DONALD E. WIND TT	1
Owner's Printed Name	Donald Sugar Mored II
	Owner's Signature
Judith Brigaid	Judis B Mard
Co-Owner's Printed Name	Co-Owner's Signature
	oo wher a signature
Unit Address: 174 A Wildbern	Being owner(s) of Unit
Glenview. 1L	# _ A in the North
61025	Valley Lo Condominium
	No. 17, and
	having/037% ownership in the
0/	common elements.
NOTE: A NOTARY MILES COMPLETE	
NOTE: A NOTARY MUST COMPLETE	ONE OF THE FOLLOWING
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	VVVVVVVVV
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Acknowledgm	en!
(In An Individual	Capacity)
•	
This instrument was acknowledged by Donald E Waid # Judish B.	before he on Highest 25 192001
Denata E wasa # Judith B.	vaid S
(name of unit owner(s) sign	ing amenoment above)
inour Home &	O. FICO L SEAL
Notary Public Signature	MARJONIE E HORWITZ
	NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. CF. 1, 6,2004
**************************************	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
•	
Acknowledgme	ent
(In A Representative	Capacity)
This instrument was asknowled-	4.1.0
This instrument was acknowledge by	d before me on,
(name)	
type of authority, e.g., officer, tr	ustee, etc.)
	; :
e de la companya del companya de la companya del companya de la co	
( name of unit owner(s) on behalf of	whom amendment was signed)
	· · · · · · · · · · · · · · · · · · ·
otary Public Signature	

STATE OF ILLINOIS	
COUNTY OF Cook	
The undersigned is a (are) me CONDOMINIUM NO, a condominium Declaration of Condominium, and by hereby execute and acknowledge the Declaration.	
EXECUTED this 25 day of Aug	ust = 2001
Owner's Printed Name	Owner's Signature
Co-Owner's Printed Name	Co-Owner's Signature of
Unit Address: 17113 Wildbern Glen 1941, 12 60025	Being owner(s) of Uhit
210111111111111111111111111111111111111	# B in the North Valley Lo Condominium No. 17 , and
00/	having/0.37% ownership in the common elements.
	E ONE OF THE FOLLOWING
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Acknowledg (In An Individual	ment l Capucity)
TO SOUL WOILES STATE THEIR IN	of fes on August 25 13 2001
(name of unit owner(s) sig	uning amendmer above)
Notary Public Signature	OFFICIAL SFAU  MARJORIE E HORWITZ  NOTARY PUBLIC STATE OF LLIP OIS  MY COMMISSION EXP. SEPT. 5,20.4
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Acknowledge (In A Representativ	ment
This instrument was acknowledg	ed before me on,
(name)	
(type of authority, e.g., officer, t	rustee, etc.)
of name of unit owner(s) on behalf	of whom amendment was signed)
<u>/</u>	and signed)
Notary Public Signature	
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STATE OF ILLINOIS )	
STATE OF ILLINOIS )	
COUNTY OF Cook	
COOKIT OF COOK	
The undered	
COMPONENTIAL NO. 15 a (are) me	mber(s) of the NORTH VALLEY LO
Declaration of Condominium, and by	my (our) signature(s) below do
	e foregoing amendment to the
Declaration.	
- Dienoman	1.7.
EXECUTED this 25 day of Augu	151 <b>B</b> 2001 100
april - o locati	77
PRESETER PRESELA	8 1 1 1
Owner's Printed Name	Owner's Signature
HOOPING FAVELLA	1/ 1/9 10 A
AMKKIET PREIFELD	Samet treeseld
Co-Owner's Printed Name	Co-Owner's Signature
######################################	2 2 3 2 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Unit Address: 176C WILDBERRY	Being owner(s) of Unit
	# _C in the North
	Valley Lo Condominium
	No. 17, and
	having 9,92% ownership in the
	common elements.
4	
NOTE: A NOTARY MUST COMPLET	E ONE OF THE FOLLOWING
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	xxxxxxxxxxxxxxxxxxxxxxxxxxxx
	<b>4</b>
Acknowledg	mer.c
(In An Individual	Capacity)
This instrument was acknowledge	d before he on August 25 19 200
(name of unit owner(s) sig	ning amendment above)
Cup in Allan &	76
Marie College	OFFICIAL SEA C
Notary Public Signature	MARJORIE E HORWITZ
*******	NOTARY PUBLIC STATE OF ILL IN 0'5   MY COMMISSION EXP. SEPT. 6,20'4
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	(2)
Acknowledge	ent
(In A Representative	re Capacity)
This instrument was a live of	
This instrument was acknowledged by	ed before me on
(name)	•
type of authority as affine	
type of authority, e.g., officer, to	rustee, etc.)
of .	;
* <del>                                   </del>	
( name of unit owner(s) on behalf of	of whom amendment was signed)
otary Public Signature	
Manager at Automater	:

STATE OF ILLINOIS	
COUNTY OF Cook	
The undersigned is a (are) mer CONDOMINIUM NO, a condominium Declaration of Condominium, and by hereby execute and acknowledge the Declaration.	mber(s) of the NORTH VALLEY LO'm established by the aforesaid my (our) signature(s) below do e foregoing amendment to the
EXECUTED this 13 day of Que	20019
Owner's Printed Name (	Dans How!
Mariorie Hocusts	Owner's Signature
Co-Owner's Printed Name	Co-Owner's Signature
Unit Address: 1716 Wildberry Dr. Glenview, 11. 600x	Being owner(s) of Unit # E in the North Valley Lo Condominium No. 17, and
	having 10.31% ownership in the common elements.
NOTE: A NOTARY MUST COMPLET	E ONE OF THE FOLLOWING
**************************************	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Acknowledgr (In An Individual	ner/c
	d before me on August 13 13200
(name of unit owner(s) sig	office LSEAL
Notary Public Signature	MARJONE E HORWITZ  NOTARY PUBLIC ST ATE OF ILLINOIS  MY COMMISSION EAP SETT. 6,2004
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Acknowledgm (In A Representativ	ent e Capacity)
This instrument was acknowledge by	ed before me on,
(name)	
(type of authority, e.g., officer, tr	ustee, etc.)
of name of unit owner(s) on behalf o	f whom and a second
	whom amendment was signed)
Notary Public Signature	

	The state of the s
STATE OF ILLINOIS	
COUNTY OF Cook }	
The undersigned is a (are) m	ember(s) of the NORTH VALLEY LO
- CAMPONINION NO. // . 8 CONCOMINI	um actablished but the actabases
Decreated of Condominium, and bu	' MY (Our) gignsture/el bele: 4.
hereby execute and acknowledge to Declaration.	he foregoing amendment to the
	2001 PT4
EXECUTED this 26 day of Au	sust. 19.
Peters T. Heinz IR	1/1/1 - 8
Owner's Printed Name	
Ma 1 Dall	Owner's Signature
Layle Sotte/NC	Darle S. Huns
Co-Owner's Printed Name	Co-Owher's Signature
Unit Address: 1760 F	
Wildher of Dr	Being owner(s) of Unit  # _ ← in the North
Glenview	Valley Lo Condominium
	No. /7 , and
	having 0.37% ownership in the
0/4	common elements.
NOTE: A NOTARY MUST COMPLE	TE ONE OF THE FOLLOWING
`XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	AND THE TERM TERM TERM TERM TERM TERM TERM TER
Acknowled	GMen C*
(In An Individua	al Capicity)
This instrument was asknown as	
This instrument was acknowledged by the control of	ged before he on19
(name of unit owner(s) s	gning amendmer above)
• •	7.0
Notary Public Signature	
Anna Maria Anna Maria	Also as as the first
KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	S SANKER CHEST XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Anknowlad	, C
Acknowled (In A Representat	
	002000000
2001 This instrument was acknowled	ged before me on August 26,
by <u>Peter J. Heinz + Gayle</u> (name)	2. Heinz
1. is	
(type of authority, e.g., officer,	trustee, etc.)
of	
	of whom amendment was signed)
Or our CARO	web Bighed)
XIII WILLIAM	
Notary Public Signature	OFFICIAL SEAL
	MARJORIE E HORWITZ NOTARY PUBLIC STATE OF ILLINOIS
A Committee of the Comm	MY COMMISSION EXP. SEPT. 6,2004

STATE OF ILLINOIS )	
COUNTY OF Cook }	
The undersigned is a (are) mem CONDOMINIUM NO. 17, a condominium Declaration of Condominium, and by memory execute and acknowledge the Declaration.	established by the aforesaid
EXECUTED this 25 day of Augustonicia P. McCurdy Owner's Printed Name	Johnicia D. Ply Owner's Signature
Co-Owner's Printed Name	Co-Owner's Signature
Unit Address: 1716	Being owner(s) of Unit
Mildored	in the North
	Valley Lo Condominium No. / , and
O <sub>O</sub> _	having 0.37% ownership in the common elements.
NOTE: A NOTARY MUST COMPLETE	ONE OF THE FOLLOWING
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	YXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
0.6 mg/	<b>4</b> /h
Acknowledgm (In An Individual	Capacity)
	before me on August 25 192001
(page of unit owner(s) sign	
Notary Public Signature	OFFICIAL STAL MARJORIE E HORV/ITZ NOTARY PUBLIC STATE OF THE JOIS
KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Acknowledgm (In A Representative	Capacity)
This instrument was acknowledge by	d before me on,
(name)	
(type of authority, e.g., officer, tr	ustee, etc.)
of	
( name of unit owner(s) on behalf or	f whom amendment was signed)
Wotary Bublic Ci-	Ĭ
Notary Public Signature	

STATE OF ILLINOIS )	
COUNTY OF COOK	
The undersigned is a (are) me	mber(s) of the NORTH VALLEY LO
CONDOMINIUM NO, a condominium peclaration of Condominium and have	m established by the aforest
hereby execute and acknowledge the	e foregoing amendment to the
Declaration.	The state of the
EVECTORED AND A	
EXECUTED this 16 day of Aug	TUST 13 200
Edito F Hanson	PIH F Hamma)
Owner's Printed Name	Coun J Wimpor
0.	Owner's Signature
Co-Owner's Printed Name	Co-Owner's Signature
#### \$ 22 17/1 (a) 11	
Unit Address: 1716 Wilchberry	Being owner(s) of Unit
- Unit Ot	# _ in the North
	Valley Lo Condominium
	No. 1716, and
	having 7.11 % ownership in the common elements.
0/2	
NOTE: A NOTARY MUST COMPLET	E ONE OF THE POLICIANTE
	:
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	YXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
The Market	
Acknowledge (In An Individual	ment x
(In An Individual	
This instrument was acknowledge	d before we on August 16 192001
by Edith F. Hanson	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
(name of unit owner(s) sig	ning amendment above)
	1/6
Notary Public Signature	OFFICIAL SEAL
The signature	MARJORIE E HORWITZ NOTARY PUBLIC STATE OF IL LIN DIS
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	MY COMMISSION EXP. SEPT. 6,20'.4
· · · · · · · · · · · · · · · · · · ·	*************************
Acknowledge	lent
(In A Representativ	e Capacity)
	<del>- '</del> :
This instrument was acknowledge by	ed before me on
(name)	
type of authority, e.g., officer, to	TISTOR ATO 1
DI (	
( name of unit owner(s) on behalf of	of whom amendment was signed)
j.	*
otary Public Signature	
Language - control officials	

STATE OF ILLINOIS	
COUNTY OF Cook }	
The undersigned is a (are) member(s) of the CONDOMINIUM NO. 17, a condominium established beclaration of Condominium, and by my (our) signathereby execute and acknowledge the foregoing and Declaration.	y the aforesaid
RIBI-COT MARGUER THE OWNER IS Signal	Manufacture
Co-Owner's Printed Name Co-Owner's Si	Margueret
Unit Address: [7] Wildberry Being owner(s	) of Unit he North
No/7_ , and	i Whership in the
NOTE: A NOTARY MUST COMPLETE ONE OF THE FO	
Acknowledgment (In An Individual Capacity)	
This instrument was acknowledged before me on by ROBERT MARGUERITE & FRANCES BMARGUERITE (name of unit owner(s) signing amendment	August 25 \$2001
Notary Public Signature  OFFICIA  MARJORIE I  NOTARY PUBLICS	EAL ORWITZ
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
(In A Representative Capacity)  This instrument was acknowledged before me or by	1
(name)	
(type of authority, e.g., officer, trustee, etc.)	
of name of unit owner(s) on behalf of whom amendmen	nt was signed)
Notary Public Signature	

#### AFFIDAVIT AS TO MORTGAGEES

STATE OF ILLINOIS	)	
	)	SS
COUNTY OF COOK	)	

Attached hereto is a list of all mortgagees to whom written notice has been sent.

UnitA! Bank of America Mort. Customer Service Research 101 E. Main St. Suite#400 Louisville, KY 40202

UnitE: Wells Fargo Home Mort. Secretary of NORTH VALLEY LO

3601 Minnesota Dr. Mack 4701-02 CONDOMINIUM ASSOCIATION NO. 17

Mpls, MN 55435

SUBSCRIBED AND SWORN to before me this 10 day

of September

- 13 200 P

OFFICIAL SEAL
MARJORIE E HORWITZ
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION TRY DEPT. 6,2004

//CAC/AG9-12-1