

UNOFFICIAL COPY

0020894437

1051/0128 11 001 Page 1 of 7
2002-08-14 15:06:02
Cook County Recorder 33.50

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS, RESTRICTIONS
AND COVENANTS FOR WRIGHTWOOD AND
SEMINARY CONDOMINIUM**



This FIRST Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Wrightwood and Seminary Condominium, made and entered into this 11 day of July, 2002, by the Board of Directors of the Wrightwood and Seminary Condominium Association.

WITNESSETH:

The Board administers the Condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Wrightwood and Seminary Condominium, recorded in the Cook County Recorder of Deed's Office on November 8, 1993, as Document No. 93905541 (the "Declaration");

The Board and the Unit Owners desire to further amend the Declaration to maintain the Association as a residential condominium by prohibiting, prospectively, the leasing of units to others as a regular practice for business, speculative, or other similar purposes; but to permit leases only for hardship exceptions; and

UNOFFICIAL COPY

20894437

Article XIX, Paragraph 6 of the Declaration requires that (i) the provisions of the Declaration may be amended by an instrument in writing setting forth such change modification or rescission; (ii) signed and acknowledged by the all of the members of the Board; (iii) signed and acknowledged by at least three-fourths (3/4) of the Unit Owners; (iv) approval of any mortgagee required under the provisions of the Declaration; (v) including an Affidavit by an officer of the Board certifying that a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit; and (vi) the Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois; and

The Amendment set forth below has been approved and executed by three-fourths (3/4) of the Unit Owners attached hereto, made a part hereof, and marked as Exhibit B; and

A copy of the Amendment has been sent (by certified mail) to all first mortgagees who have requested to receive notice of Amendments pursuant to the Secretarial Certification, Exhibit C.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The following paragraph is added to the end of Article XVII:

“Paragraph 13. Leasing of Units. (a) The Unit Owner or contract purchaser of each residential unit in the Association shall occupy and use such unit as a private dwelling for his or her immediate family, and for no other purpose, including business purposes. The “immediate family” of a Unit Owner or contract purchaser shall mean a spouse, child, stepchild, sibling or parent. Effective on the recording date of this Amendment, therefore, the leasing of residential units to others as a regular practice for business, speculative or investment purposes, is not permitted except as provided in subparagraphs (b), (c), (d), (e) and (f) below.

(b) During the period of ownership, a Unit Owner may lease his or her residential unit once to a specified lessee for a period of not more than three (3) years; unless upon a showing of continuing hardship by the Owner, the Board may permit additional or renewal leases of a unit for periods of one (1) year each. The Board has the sole discretion to determine whether a hardship exists.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

(c) No more than three (3) Unit Owners may lease their Units at the same time.

(d) All Unit Owners who lease their Units must submit a copy of the written lease or a memorandum of an oral lease no later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first.

(e) To lease a residential unit under the hardship exception, a Unit Owner must submit a written application to the Board. The Board shall respond to each application within thirty (30) days by granting or denying the lease application.

(f) Leases in existence at the time this Amendment is recorded shall not be impaired. Unit Owners may continue to lease residential units through the term of existing leases, but subject to the hardship exception in Subparagraph (b), may not renew existing leases. Existing leases on a month to month term shall terminate within thirty (30) days after this Amendment is recorded.

IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first above written.

BOARD OF DIRECTORS OF
WRIGHTWOOD AND SEMINARY
CONDOMINIUM ASSOCIATION

M. Anderson
Amber Patten
Marchek Weber
Liz Barrett
James M. July



THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURNED TO:

MARK D. PEARLSTEIN
COURTNEY E. MAYSTER
LEVENFELD PEARLSTEIN
33 WEST MONROE STREET
21st FLOOR
CHICAGO, ILLINOIS 60603

UNOFFICIAL COPY

20894437

20894437

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michael D. Ansani, a Notary Public in and for the County and State aforesaid,
DO HEREBY CERTIFY THAT Jim Luby, Jennifer Anderson, Anthony Piffet, Liz
Barrett, Maribeth Weber, personally known to me to be the same
persons whose names are subscribed to the foregoing First Amendment to Declaration of Condominium Ownership
and By-Laws, Easements, Restrictions and Covenants for Wrightwood and Seminary Condominium Association, as
the Board of Directors for the Wrightwood and Seminary Condominium Association, appeared before me this day in
person and acknowledged that they signed and delivered the said First Amendment to Declaration of Condominium
Ownership and By-Laws, Easements, Restrictions and Covenants for Wrightwood and Seminary Condominium
Association as their free and voluntary act and as the free and voluntary act of the Wrightwood and Seminary
Condominium Association for the uses and purposes set forth therein.

Given under my hand and notarial seal this 11th day of July, 2002.

Michael D. Ansani
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

20894437

EXHIBIT A

Legal Description

THE EAST ½ OF LOT ONE IN THE SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 14-29-414-040-1001 through 14-29-414-040-1018

Property of Cook County Clerk's Office

UNOFFICIAL COPY

20894437

EXHIBIT B

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR WRIGHTWOOD AND SEMINARY CONDOMINIUM ASSOCIATION

We, the undersigned, being Owners and members of the Wrightwood and Seminary Condominium Association, hereby approve the provisions of the First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Wrightwood and Seminary Condominium Association, either in person or by proxy, on this 11th day of July, 2002.

<u>Name (Print)</u>	<u>Signature</u>	<u>Unit No.</u>
<u>GINA KUBBELA</u>	<u>Gina Kubela</u>	<u>2548-1</u>
<u>Jim Luby</u>	<u>James M. Luby</u>	<u>2546-3</u>
<u>Liz Barrett</u>	<u>L. Barrett</u>	<u>2548-3</u>
<u>Anthony Peiffer</u>	<u>Anthony Peiffer</u>	<u>2552-3</u>
<u>Lisa Weber</u>	<u>Lisa Weber</u>	<u>2546-1</u>
<u>Adam Jawosek</u>	<u>Adam Jawosek</u>	<u>2552-2</u>
<u>Jennifer Anderson</u>	<u>J. Anderson</u>	<u>2550-2</u>
<u>Jennifer Luby</u>	<u>Jennifer Luby</u>	<u>1103-3</u>
<u>Amy Tushy</u>	<u>Amy Tushy</u>	<u>1101-2</u>
<u>Janice Mix</u>	<u>Janice Mix</u>	<u>2546-2</u>
<u>Anne Schlukebir</u>	<u>Anne Schlukebir</u>	<u>1101-3</u>
<u>Peter Richards</u>	<u>P. Richards</u>	<u>2550-3</u>
<u>Rebecca Loftstrom</u>	<u>Rebecca Loftstrom</u>	<u>1103-2</u>
<u>MARIBETH WEBER</u>	<u>Maribeth Weber</u>	<u>1103-1</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michael D. Ansani, a Notary Public in and for the County and State aforesaid,
DO HEREBY CERTIFY THAT Elizabeth Barrett, as the Secretary for the
Wrightwood and Seminary Condominium Association, personally known to me to be the same person whose name
is subscribed to the foregoing First Amendment to Declaration of Condominium Ownership and By-Laws,
Easements, Restrictions and Covenants for Wrightwood and Seminary Condominium Association, appeared before
me this day in person and acknowledged that (s)he signed and witnessed the said First Amendment to Declaration of
Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Wrightwood and Seminary
Condominium Association as his/her free and voluntary act and as the free and voluntary act of the Wrightwood and
Seminary Condominium Association for the uses and purposes set forth therein.

Given under my hand and notarial seal this 11th day of July, 2002.

Michael D. Ansani
Notary Public



Property of Cook County Clerk's Office