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## SECOND AMENDMENT TO DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP, EASEMENTS AND RESTRICTIONS FOR INGLESIDE COURT CONDOMINIUM HOMES - SOUTH

This Second Amendment to Declaration Establishing A Plan For Condominium Ownership, Easements And Restrictions For Ingleside Court Condominium Homes - South, is made and entered into this 29 day of July, 2003, by the Board of Directors of The Ingleside Court Condominium Homes - South Association (the "Board").



Doc#: 0330903124  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 11/05/2003 03:24 PM Pg: 1 of 7

|   |             |             |
|---|-------------|-------------|
| F | 36          | A           |
| P | (Signature) | P           |
| T | (Signature) | V           |
| I | 11-5        | (Signature) |

### 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 Board and the Owners desire to amend the Declaration Establishing A Plan For Condominium Ownership, Easements And Restrictions For Ingleside Court Condominium Homes - South, dated June 30, 1978, and recorded with the Recorder of Deeds of Cook County, Illinois on December 26, 1978 as Document No. 24776936, as amended from time to time (the "Declaration"), the governing document of the Ingleside Court Condominium Homes - South, located in Chicago, County of Cook, Illinois (see Legal Description attached hereto, made a part hereof, and marked as Appendix A, hereinafter the "Property") to maintain the Association as a residential condominium by restricting, prospectively, the leasing of Units to others as a regular practice of business, speculative, or other similar purposes; but to permit leasing for a one time two (2) year period; and

RECORDING FEE 36  
DATE 11-5-03 COPIES 6  
OK BY (Signature)

7p

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Section 4 (e) of the Illinois Condominium Property Act and Article 9, Section 9.01 of the Declaration requires that the provisions of the Declaration may be changed, modified or rescinded by (i) an instrument in writing setting forth such change, modification or rescission; (ii) approved by Owners owning two-thirds (2/3) of the total ownership of Common Elements by written consent or at a meeting called for that purpose; (iii) provided all First Mortgagees are notified by certified mail of such change, modification or rescission; (iv) an Affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument; and (v) such instrument setting forth the change, modification or rescission is effective upon recordation in the office of the Recorder of Deeds of Cook County, Illinois.

Pursuant to Appendix B attached hereto and made a part hereof, this Amendment has been approved by Owners owning two-thirds (2/3) of the total ownership of Common Elements by written consent or at a meeting called for that purpose, and all holders of first mortgages of record have been notified by certified mail of the Amendment herein.

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 B.

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

1. Article Seven, Paragraph 7.06 is deleted in its entirety, and the following substituted in its stead:

"**7.06. Leasing of Units.** (a) No Unit shall be leased by an Owner to any person except as follows:

- i. After an Owner has occupied and used such Unit as a private dwelling as his legal residence for a period of at least two (2) consecutive years, said Owner may lease said Unit for a period of not more than two (2) years. At such time as a Unit has been leased for two (2) consecutive years, the right of the Owner to lease said Unit shall terminate.

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- ii. This restriction does not apply as far as the Association owned Units are concerned. The Board of Directors may lease Association owned Units more than one time and for periods of more than two (2) years.
- iii. To avoid undue hardship as a result of a job transfer or death, the Board of Directors may grant permission to an Owner to lease his or her Unit once to a specified lessee for a period of not more than one (1) year.
- iv. Under no circumstances may a lessee of a Unit sublease or assign the lease to any other person.
- v. To lease a Unit, an Owner must submit written notice to the Board at least ten (10) days prior to the starting date of the lease. The notice shall specify the name and address of the proposed lessee and shall contain a copy of the proposed lease evidencing the terms and conditions of the proposed lease.
- vi. The proposed lessee shall be bound by, and subject to, all of the obligations of an Owner with respect to such Unit as provided in this Declaration, the By-Laws and the Rules and Regulations and the lease shall expressly so provide. The Owner making such lease shall not be relieved thereby from any of his/her obligations under the Declaration.

(d) Leases in existence at the time this Amendment is recorded may continue for up to two (2) years after the date this Amendment is recorded. Existing leases on a month to month term may only continue up to two (2) years after the date 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  
INGLESIDE COURT CONDOMINIUM  
HOMES - SOUTH

By: *Mona R. Riey* President

ATTEST: *Maria B...*  
By: \_\_\_\_\_ Secretary

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THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURNED TO:

MARK D. PEARLSTEIN  
COURTNEY E. MAYSTER  
LEVENFELD PEARLSTEIN  
2 NORTH LaSALLE STREET, SUITE 1300  
CHICAGO, ILLINOIS 60602

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## APPENDIX A

### Legal Description

THE SOUTH 4 7/8 INCHES OF LOT 6, ALL OF LOT 7 AND THE NORTH 49 FEET NONE 1/2 INCHES OF LOT 10 IN BLOCK 20 IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTH WEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

### Permanent Index Numbers:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| 20-11-328-027-1001 - Unit 5465 - 1W | 20-11-328-027-1016 - Unit 5469 - 2S |
| 20-11-328-027-1002 - Unit 5465 - 1E | 20-11-328-027-1017 - Unit 5471 - 2E |
| 20-11-328-027-1003 - Unit 5467 - 1W | 20-11-328-027-1018 - Unit 5471 - 2W |
| 20-11-328-027-1004 - Unit 5467 - 1E | 20-11-328-027-1019 - Unit 5473 - 2E |
| 20-11-328-027-1005 - Unit 5469 - 1N | 20-11-328-027-1020 - Unit 5473 - 2W |
| 20-11-328-027-1006 - Unit 5469 - 1S | 20-11-328-027-1021 - Unit 5465 - 3W |
| 20-11-328-027-1007 - Unit 5471 - 1E | 20-11-328-027-1022 - Unit 5465 - 3E |
| 20-11-328-027-1008 - Unit 5471 - 1W | 20-11-328-027-1023 - Unit 5467 - 3W |
| 20-11-328-027-1009 - Unit 5473 - 1E | 20-11-328-027-1024 - Unit 5467 - 3E |
| 20-11-328-027-1010 - Unit 5473 - 1W | 20-11-328-027-1025 - Unit 5469 - 3N |
| 20-11-328-027-1011 - Unit 5465 - 2W | 20-11-328-027-1026 - Unit 5469 - 3S |
| 20-11-328-027-1012 - Unit 5465 - 2E | 20-11-328-027-1027 - Unit 5471 - 3E |
| 20-11-328-027-1013 - Unit 5467 - 2W | 20-11-328-027-1028 - Unit 5471 - 3W |
| 20-11-328-027-1014 - Unit 5467 - 2E | 20-11-328-027-1029 - Unit 5473 - 3E |
| 20-11-328-027-1015 - Unit 5469 - 2N | 20-11-328-027-1030 - Unit 5473 - 3W |

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**INGLESIDE COURT CONDOMINIUM HOMES SOUTH ASSOCIATION**  
**Vote for Rental Restriction on Non Association Owned Condos**  
**July 29, 2003**

| Unit                  | % Ownership | Yes    |
|-----------------------|-------------|--------|
| 5465 GE               | 3.1598      | 1      |
| 5471 GW               | 2.3213      | 1      |
| 5465 1W               | 3.4566      |        |
| 5465 1E               | 3.1598      | 1      |
| 5467 1W               | 2.3214      | 1      |
| 5467 1E               | 3.0133      | 1      |
| 5469 1N               | 3.8517      | 1      |
| 5469 1S               | 3.7524      | 1      |
| 5471 1W               | 2.3214      | 1      |
| 5471 1E               | 3.0133      |        |
| 5473 1W               | 3.4566      | 1      |
| 5473 1E               | 3.1598      | 1      |
| 5465 2W               | 3.4566      |        |
| 5465 2E               | 3.1598      |        |
| 5467 2W               | 2.3214      | 1      |
| 5467 2E               | 3.0133      |        |
| 5469 2N               | 3.8517      |        |
| 5469 2S               | 3.7524      | 1      |
| 5471 2W               | 2.3214      |        |
| 5471 2E               | 3.0133      |        |
| 5473 2W               | 3.4566      | 1      |
| 5473 2E               | 3.1598      | 1      |
| 5465 3W               | 3.4566      | 1      |
| 5465 3E               | 3.1598      | 1      |
| 5467 3W               | 2.3214      | 1      |
| 5467 3E               | 3.0133      | 1      |
| 5469 3N               | 3.8517      | 1      |
| 5469 3S               | 3.7524      | 1      |
| 5471 3W               | 2.3214      | 1      |
| 5471 3E               | 3.0133      | 1      |
| 5473 3W               | 3.4566      | 1      |
| 5473 3E               | 3.1598      | 1      |
| <b># of Votes</b>     |             | 24     |
| <b>% of Ownership</b> | 100.0000    | 74.714 |

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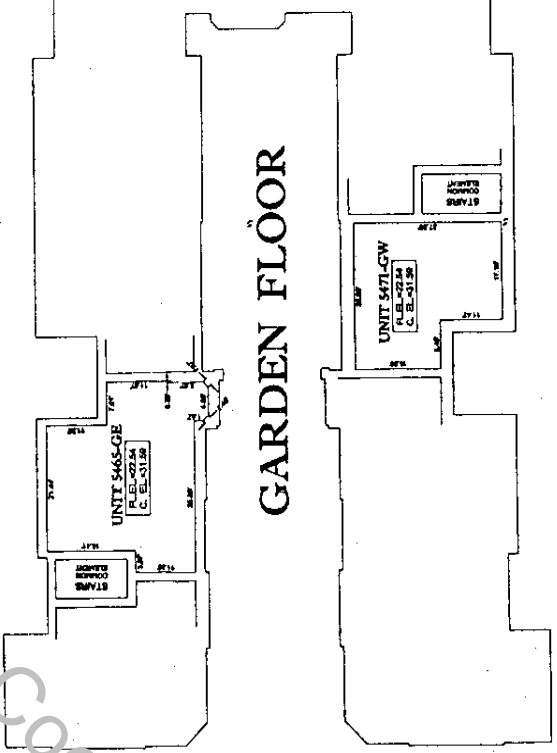
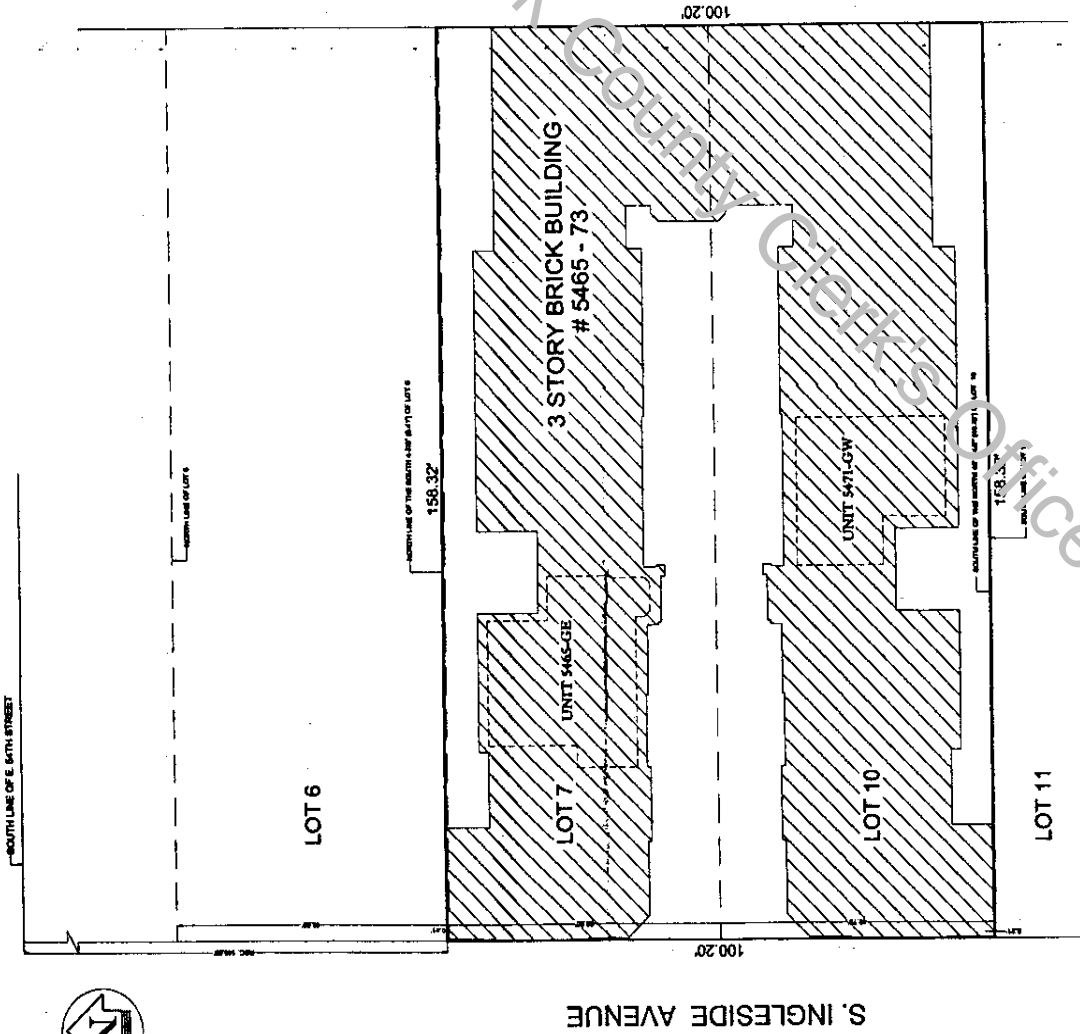
**UNITED SURVEY SERVICE CO.**  
 CONSTRUCTION AND LAND SURVEYORS  
 8601 ELIAS TERRACE, DES PLAINES, IL 60016  
 TEL: (847) 298-1100 FAX: (847) 298-5887  
 E-MAIL: USURVEY@BUCKEYECO.COM

**PLAT OF SURVEY**  
 OF

**ANNEXED EXHIBIT "A-1"**  
**UNIT 5465 - CE AND UNIT 5471 - GW IN**  
**INGLESIDE COURT CONDOMINIUM HOMES SOUTH**

THE SOUTH 47/8 INCHES OF LOT 6, ALL OF LOT 7 AND THE NORTH 1/8 FEET & 1/8 INCHES OF LOT 10 IN  
 THE CONDOMINIUM HOMES SOUTH, TOWNSHIP 36 NORTH, RANGE 14 EAST, OF THE SOUTH WEST 1/4 OF  
 SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS.

KNOWN AS UNITS 5465 - CE AND 5471 - GW, S. INGLESIDE AVENUE, CHICAGO, ILLINOIS  
 PERMANENT RECORD NUMBERS:  
 UNIT 5465 - CE - 20-11-328-027  
 UNIT 5471 - GW - 20-11-328-027



**RECORD MARKS:**  
 BENCH MARK 212E  
 THE SOUTH EAST CORNER OF A 3 STORY BRICK BUILDING  
 BEACH MARK IS ABOUT 12' SOUTH OF THE SOUTH LINE OF WYBE  
 PARK BOULEVARD AND ABOUT 10' WEST OF THE WEST LINE  
 OF ELIAS AVENUE  
 EL-17-88 CHICAGO CITY DATUM

**NOTE:**  
 DIMENSIONS SHOWN ARE TO FINISHED SURFACE  
 UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO BE USED FOR CALCULATION FOR  
 CONCRETE ELEMENT POINTS.

|             |                |
|-------------|----------------|
| ORDERED BY: | WALLY POPRELEC |
| SCALE:      | 1" = 10'       |
| FILE NO.:   | 2003-8992      |
| DATE:       | 2003-8992      |
| APPROVED:   | DATE:          |
| REVISION:   | DATE:          |

STATE OF ILLINOIS ) S.E.  
 COUNTY OF COOK )  
 I, ROY G. LAMINGZAK, DO HEREBY CERTIFY THAT THE ABOVE  
 DIMENSIONS AND PERMANENT RECORD NUMBERS WERE  
 MEASURED AND THE DIMENSIONS WERE RECORDED ON THE PLAT  
 HEREBIN DRAWN.  
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE  
 CONNECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.  
 DES PLAINES, ILLINOIS, MARCH 4, A.D. 2003  
 BY: ROY G. LAMINGZAK, ILL. REG. LAND SURVEYOR NO. 30-2280



S. INGLESIDE AVENUE