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Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/18/2003 03:59 PM Pg: 1 of 5

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH RIVERSIDE TERRACE CONDOMINIUM

F		A
P	<i>32</i>	P
T	<i>[Signature]</i>	V
I	<i>11-18-03</i>	

This Amendment to the Declaration of Condominium Ownership for North Riverside Terrace Condominium.

WITNESSETH:

WHEREAS, the property described on Exhibit A hereto was submitted to the provisions of the Illinois Condominium Property Act pursuant to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for North Riverside Terrace Condominium (as amended from time to time, the "Declaration") recorded in the Office of the Cook County Recorder of Deeds on June 27, 1997 as Document No. 97465006.

WHEREAS, Section 6 of Article XVIII of the Declaration provides that, subject to certain exceptions, the Declaration may be amended by an instrument in writing setting forth such amendment, signed by all of the members of the Board of Directors of the North Riverside Terrace Condominium Association (the "Association") and approved by at least three-fourths (3/4) of the Unit Owners, provided that all mortgagees have been notified by certified mail of such amendment, and that an affidavit by the secretary of the Association certifying to such mailing is made part of such instrument.

WHEREAS, more than three-fourths (3/4) of the Unit Owners of the Association have approved the amendment to the Declaration set forth hereinbelow at a special meeting of Unit Owners called and held for that purpose on June 8, 2003.

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING RETURN TO:

DAVID SUGAR
MICHAEL BEST & FRIEDRICH LLC
401 N. MICHIGAN - SUITE 1900
CHICAGO, IL 60611
RECORDER'S BOX 57

COMMON ADDRESS

5130 N. Albany
Chicago, IL 60625

PIN: 13-12-301-033-1001 through
13-12-301-033-1021

RECORDING FEE 32-
DATE 11-18-03 COPIES 6
OK BY [Signature]

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NOW, THEREFORE, the undersigned, constituting and being all of the members of the Board of the Association, with the prior approval of more than three-fourths (3/4) of the Unit Owners of the Association, does hereby amend the Declaration as follows:

1. Section 16 of Article XVI of the Declaration of Condominium Ownership is hereby amended to read in full as follows:

16. *Except as permitted by subsections (i), (ii) and (iii) of this Section 16, no Unit Owner or other person in possession of a Unit may (a) enter into or renew any "Occupancy Arrangement" (as hereinafter defined) with respect to any Unit on or after October 1, 2003, or (b) allow any person who is not a Unit Owner to occupy a Unit pursuant to an Occupancy Arrangement after October 1, 2003; provided, however, that a person who is not a Unit Owner may continue to occupy a Unit pursuant to an Occupancy Arrangement entered into prior to October 1, 2003 until the first to occur of (x) the expiration of such Occupancy Arrangement, and (y) October 1, 2004. As used herein, "Occupancy Arrangement" means a lease or other agreement or arrangement, whether written or oral, whereby a Unit Owner or other person in possession of a Unit authorizes a third party to have exclusive use and occupancy of a Unit, regardless of the form of consideration, if any, paid, exchanged or otherwise provided between the Unit Owner (or other person in possession) and such non-Unit Owner third-party.*

i. Exception - Family Occupancy Arrangement. *A Unit Owner or other person in possession of a Unit may enter into an Occupancy Arrangement with his/her spouse, former spouse, sibling, parent, child, grandparent, or grandchild.*

ii. Exception - Dwelling Unit Owned or In Possession of the Association. *The Association may enter into a lease or other Occupancy Arrangement with respect to any Unit of which the Association is the Owner or party in possession.*

iii. Exception - Hardship. *A Unit Owner or other person in possession of a Unit may enter into one (1) lease or other Occupancy Arrangement with respect to such Unit for a period not to exceed one year if the existence of a Hardship Situation (as hereinafter defined) is demonstrated to the reasonable satisfaction of the Board. However, once a Unit Owner or other person in possession enters into an Occupancy Arrangement on or after October 1, 2003 pursuant to this subsection "iii", that Unit Owner or other person in possession may not enter into any further Occupancy Arrangements pursuant to this subsection with respect to such Unit, notwithstanding continuing hardship. As used herein, a "Hardship Situation" means a situation in which the inability to lease a Unit would subject its Owner to financial hardship.*

2. Except as amended hereby, the remaining provisions of the Declaration shall remain in effect without change.

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SECRETARY'S AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Carl Fanning, being first on oath duly sworn, depose and state that I am the duly elected Secretary of the North Riverside Terrace Condominium Association and I hereby certify (1) that a copy of the modifications made to the Declaration in the above and foregoing Amendment to Declaration was mailed by certified mail to all mortgagees, and (2) that more than three-fourths (3/4) of the Unit Owners of the North Riverside Terrace Condominium Association approved the modifications to the Declaration set forth in the above and foregoing Amendment to Declaration at a special meeting of Unit Owners called and held for that purpose on ~~April~~ JUNE 8 2003.

Carl Fanning

SUBSCRIBED and SWORN to before me
 this 4 day of October, 2003.

Sarita Sanchez
 Notary Public



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EXHIBIT A

LOTS 43, 44, 45 AND 46 IN HINDMAN'S SUBDIVISION NORTH OF THE CHICAGO RIVER OF BLOCK 4 IN JACKSON'S SUBDIVISION OF THE WOUTHEAST ¼ OF SECTION 1 AND THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address:	5130 N. Albany, Chicago, IL 60625	Unit No.
PIN:	13-12-301-033-1001	101
	13-12-301-033-1002	102
	13-12-301-033-1003	103
	13-12-301-033-1004	104
	13-12-301-033-1005	105
	13-12-301-033-1006	106
	13-12-301-033-1007	107
	13-12-301-033-1008	201
	13-12-301-033-1009	202
	13-12-301-033-1010	203
	13-12-301-033-1011	204
	13-12-301-033-1012	205
	13-12-301-033-1013	206
	13-12-301-033-1014	207
	13-12-301-033-1015	301
	13-12-301-033-1016	302
	13-12-301-033-1017	303
	13-12-301-033-1018	304
	13-12-301-033-1019	305
	13-12-301-033-1020	306
	13-12-301-033-1021	307