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AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 5225 NORTH ASHLAND CONDOMINIUM ASSOCIATION



Doc#: 0332944095
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/25/2003 11:03 AM Pg: 1 of 5

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the 5225 North Ashland Condominium Association, (hereafter the "Association"), which Declaration was recorded

on October 29, 2002, as Document Number 0021191164, in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Article XI, Section 11.01 of the aforesaid Declaration. Article XI, Section 11.01 provides that the Declaration may be amended by an instrument in writing approved by the Unit Owners having at least sixty-six and two-thirds (66-2/3rds) percent of the total vote. Article XI, Section 11.01 of the Declaration provides that any amendment must also be mailed by Certified Mail to all First Mortgagees of the individual in the Association. No amendment is effective until recorded.

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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 subjected to the covenants contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following Amendment has been approved by the Unit Owners having at least sixty-six and two-thirds (66-2/3rds) percent of the total vote, as evidenced by the Certification attached hereto as Exhibit B; and

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

KERRY T. BARTELL, ESQ.
Kovitz Shifrin Nesbit
750 Lake Cook Road
Suite 350
Buffalo Grove, IL 60089 — (847) 537-0500

WHEREAS, a copy of the Amendment was mailed by Certified Mail to all of the First Mortgagees of the individual units in the Association, as evidenced by the Certification attached hereto as Exhibit C.

RECORDING FEE 32-

DATE 11-25-03 COPIES 6

OK BY BW

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NOW, THEREFORE, the Declaration of Condominium Ownership for the 5225 North Ashland Condominium Association is hereby amended in accordance with the text which follows:

1. Article VII of the Declaration is amended by adding the following to the end of Section 7.06 of the Declaration:

(D) Leasing of Units. Notwithstanding any foregoing provisions of this Declaration to the contrary, the following restrictions shall also apply:

1. No furniture shall be placed on the front balconies, only furniture approved by the board shall be placed anywhere in the front of the property.
2. No garbage, brooms, mops or other cleaning utensils shall be kept on the front balconies or anywhere in the front of the property.
3. No pikes shall be stored or locked on the front balconies or in the front of the property.
4. Planters are permitted to be hung on the balconies' rail, but only ones approved and purchased through the board for consistency in style.
5. No storage units, shelves or sheds will be placed in the front of the property. All such items are to be stored in the rear of the building or in the basement.
6. No clothes lines are to be hung in the front of the building, NOR shall any clothing items be hung from the balcony or anywhere else in front.
7. No seasonal decorations shall be placed in front of the building or hung anywhere on the balconies or in front unless approved by the board.
8. No landscaping shall be added, changed or destroyed without permission of the board, including any boarders and trims in order to maintain consistency with the original architecture of the building.
9. Courtesy hour for noise or noisy activities is 11:00 p.m., seven days a week, meaning no loud music, party noise and/or conversation after 11:00 p.m.
10. Bikes will be allowed to be stored in the laundry room, but no other items shall be stored in this room.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

3. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

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EXHIBIT A

5225 NORTH ASHLAND CONDOMINIUMS

LEGAL DESCRIPTION

LOTS 34, 35 AND 36 IN NATHAN & WOHLLEBEN'S RESUBDIVISION OF LOTS 21 THROUGH 30, INCLUSIVE, IN LOUIS E. HENRY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5225 NORTH ASHLAND	
UNIT NUMBER	PIN NUMBER
1	14-08-122-037-1001
2A	14-08-122-037-1002
2B	14-08-122-037-1003
2C	14-08-122-037-1004
2D	14-08-122-037-1005
2E	14-08-122-037-1006
3A	14-08-122-037-1007
3B	14-08-122-037-1008
3C	14-08-122-037-1009
3D	14-08-122-037-1010

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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

We, JOEL MANGERS and TED CELLEK, do hereby certify that we are the duly elected and qualified President and Secretary, respectively, for the 5225 North Ashland Condominium Association.

We further certify that the attached Amendment to the Declaration of Condominium Ownership for the 5225 North Ashland Condominium Association was duly approved by 66 2/3rd% of the owners at a meeting duly called on July 26, 2003, in accordance with the provisions of Article XI, Section 11.01 of the Declaration.

Dated this 20 day of NOVEMBER, 2003.

[Signature]
President

[Signature]
Secretary

Subscribed and sworn to before me
this 20 day of NOVEMBER, 2003.

Michelle Harris
Notary Public



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EXHIBIT C

5525 NORTH ASHLAND CONDOMINIUMS

COMMON ELEMENTS PERCENTAGES

UNIT NUMBER	COMMON ELEMENT PERCENTAGE
1	27.5
2A	7.6
2B	7.6
2C	8.7
2D	6.5
2E	6.5
3A	13.0
3B	9.0
3C	6.8
3D	6.8
TOTAL	100%