

UNOFFICIAL COPY



0416739031

Doc#: 0416739031
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 06/15/2004 10:12 AM Pg: 1 of 12

AMENDMENT
TO
DECLARATION

OF
CONDOMINIUM
OWNERSHIP

F	46	A
P		P
T	6-15-04	V
I	JF	

FOR

STONEGATE CONDOMINIUM
ASSOCIATION

WHEREAS, the Declaration of Condominium Ownership for STONEGATE CONDOMINIUM ASSOCIATION ("Declaration") was recorded with the COOK County Recorder of Deeds on March 14, 1980, as Document No. 25375894; and

WHEREAS, the Board of Directors has determined that an Amendment to the Declaration will benefit the safety and welfare of the members of the Association; and

WHEREAS, Paragraph 24 of the Declaration provides for amending the Declaration; and

WHEREAS, the Board has approved the following amendment to Paragraph 21(b) of the Declaration pertaining to restrictions on leasing. This Amendment has been signed and acknowledged by the Board, and Unit Owners owning at least two-thirds (2/3rds) of the total ownership of the Common Elements have approved the change and the Secretary has mailed, by certified mail a copy of this Amendment to all mortgagees having bona fide liens of record against any Unit Ownership.

RECORDING FEE \$46
DATE 6-15-04 COPIES 6
OK BY J Freelon

UNOFFICIAL COPY

NOW, THEREFORE, the following shall be considered an Amendment to the Declaration:

Paragraph 21(b) shall be deleted in its entirety and, in lieu thereof, shall read as follows:

Notwithstanding anything herein to the contrary, if any Unit Owner desires to lease, or cause a Unit to be occupied by a person other than one defined as a "Unit Owner" or members of his immediate family, in addition to the requirements set forth in this Section, the lease or occupancy of such Unit by any one or more persons shall not exceed one (1) year in duration. If the Unit has not been conveyed or re-occupied by the Unit Owner at the expiration of the one-year period, then at least thirty (30) days prior to the expiration of the one-year period, the Unit Owner may apply to the Board of Directors for a six (6) month extension. Any application for an extension must be in writing and set forth the reasons for requesting the extension. The Board of Directors can consider those requests at a meeting where the Unit Owner applying for the extension may be present and given an opportunity to be heard.

A Unit Owner at the time of this Amendment renting their Unit under a lease agreement greater than the one (1) year time period, shall not be subject to this Amendment until the lease expires. No lease shall be renewed; however, the Unit Owner may apply for a six (6) month extension.

Notwithstanding any provisions herein to the contrary, a Unit Owner's right to lease his Unit or cause it to be occupied by a person other than the Unit Owner or his immediate family in accordance with the provisions of this Section shall be exercised only once during his ownership of said Unit and any

UNOFFICIAL COPY

205
~~205~~

subsequent lease to, or occupancy of, said Unit by a person other than the Unit Owner or his immediate family is prohibited.

If any lease to, or occupancy of, a Unit by a person other than an Owner or his immediate family is made or attempted by any Owner without complying with all of the provisions of this Section, such lease or occupancy shall be subject to each and every remedy given to the Board of Directors under this Declaration and under the Illinois Condominium Property Act, and other applicable laws of the State of Illinois.

A Unit Owner at the time of this Amendment, renting their Unit under a lease agreement shall not be subject to the terms of this Amendment until the lease expires or is terminated. The computation of the one (1) year period shall include the time expended under the lease agreement.

NOW THEREFORE, we the undersigned members of the Board of Directors of STONEGATE CONDOMINIUM ASSOCIATION consent to the amendment aforementioned.

Carolee Korman

[Signature]

Joshua Seneze

James Anger

Antonia Lopez

 BEING ALL OF THE MEMBERS OF THE BOARD OF DIRECTORS

PREPARED BY:
Steven P. Bloomberg
MOSS AND BLOOMBERG, LTD.
305 W. Briarcliff Road, P. O. Box 1158
Bolingbrook, IL 60440
(630) 759-0800 / 00118462.WPD

UNOFFICIAL COPY

WE, THE UNDERSIGNED, by affixing our names to this instrument do hereby certify that we are voting members of STONEGATE CONDOMINIUM ASSOCIATION and that pursuant to Paragraph 24 of the Declaration of Condominium Ownership for STONEGATE CONDOMINIUM ASSOCIATION, recorded in the office of the Recorder of Deeds of COOK County, Illinois, on March 14, 1980, as Document No. 25375894 hereby consent to the foregoing Amendment.

NAME	ADDRESS	UNIT NO.
Jane Muehler	9520 S Mayfield	102 N
Nelson Moore	9520 S Mayfield	101 N
Dyckie Phelps	9520 Mayfield	103 N
Paul S. Kuehn	9520 Mayfield	107 N
Thomas Kuehn	" "	112 N
James Wadsworth	9520 S Mayfield	110 N
George J. Nevah	9520 S Mayfield	111 N
James J. Juchacz	9520 S Mayfield	211 N
Tom Eubank	9520 S Mayfield	210 N
Catherine Ellow-Dunne	9520 S Mayfield	Unit 302N

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Jeannette Redman, being first duly sworn on oath depose and state that the Owner(s) whose name(s) are subscribed to the foregoing Petition are the true and correct Owners at STONEGATE CONDOMINIUM ASSOCIATION and the signatures to this Petition were a free and voluntary act for the uses and purposes therein set forth.

Jeannette Redman

SUBSCRIBED and SWORN to before me
 this 14th day of May, 2004

Donna M. O'Donnell
 Notary Public



UNOFFICIAL COPY

WE, THE UNDERSIGNED, by affixing our names to this instrument do hereby certify that we are voting members of STONEGATE CONDOMINIUM ASSOCIATION and that pursuant to Paragraph 24 of the Declaration of Condominium Ownership for STONEGATE CONDOMINIUM ASSOCIATION, recorded in the office of the Recorder of Deeds of COOK County, Illinois, on March 14, 1980, as Document No. 25375894 hereby consent to the foregoing Amendment.

NAME	ADDRESS	UNIT NO.
Robert Kingluck	9520 So. Mayfield	203 N
Stephen Coferan	9520 MAYFIELD	208N
Elizabeth M. Mallye	9520 S Mayfield	206N
Imogene Curran	9520 S Mayfield	209N
Ray Powell	9520 S Mayfield	208N
Charmane J. Bades	9540 S Mayfield	301S
John Kim	5405 MAYFIELD	#311 #311S
Yonnie Jones	9520 S MAYFIELD	# 310 N
LINDA TULLO	9540 S. MAYFIELD	# 102 S
Julian Green	9540 S Mayfield	# 305

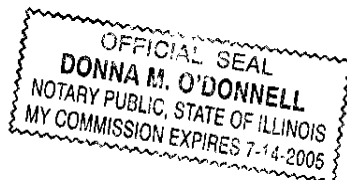
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Jeannette Redman, being first duly sworn on oath depose and state that the Owner(s) whose name(s) are subscribed to the foregoing Petition are the true and correct Owners at STONEGATE CONDOMINIUM ASSOCIATION and the signatures to this Petition were a free and voluntary act for the uses and purposes therein set forth.

Jeannette Redman

SUBSCRIBED and SWORN to before me this 14th day of May, 2004.

Donna M. O'Donnell
Notary Public



UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

AFFIDAVIT

I, Victoria Lopez, do hereby certify that I am the duly qualified and acting Secretary of STONEGATE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, and as such am the keeper of the records and files of the Association.

I do further certify that Unit Owners owning not less than two-thirds (2/3rds) of the total ownership of the common elements approved the foregoing Amendment to the Declaration and the Secretary has mailed, by certified mail, a copy of this Amendment to all mortgagees having bona fide liens of record against any Unit Ownership in accordance with the terms of the Declaration of the Association.

IN WITNESS WHEREOF, I hereunto affix my hand and seal on this 6 day of May, 2004.

Victoria Lopez
Secretary

SUBSCRIBED and SWORN to before me this 6 day of May, 2004.

Donna M. O'Donnell
Notary Public

OFFICIAL SEAL
DONNA M. O'DONNELL
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 7-14-2005

UNOFFICIAL COPY

LEGAL DESCRIPTION

Lot 30 in Shady Oaks Subdivision of part of the North East 1/4 of Section 8, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESSES

PERMANENT INDEX NOS.

9520 S. Mayfield # 101N	24082240081001
9520 S. Mayfield # 102N	24082240081002
9520 S. Mayfield # 103N	24082240081003
9520 S. Mayfield # 104N	24082240081004
9520 S. Mayfield # 105N	24082240081005
9520 S. Mayfield # 106N	24082240081006
9520 S. Mayfield # 107N	24082240081007
9520 S. Mayfield # 108N	24082240081008
9520 S. Mayfield # 109N	24082240081009
9520 S. Mayfield # 110N	24082240081010
9520 S. Mayfield # 111N	24082240081011
9520 S. Mayfield # 112N	24082240081012
9520 S. Mayfield # 113N	24082240081013
9520 S. Mayfield # 114N	24082240081014
9520 S. Mayfield # 115N	24082240081015
9520 S. Mayfield # 203N	24082240081016
9520 S. Mayfield # 204N	24082240081017
9520 S. Mayfield # 205N	24082240081018
9520 S. Mayfield # 206N	24082240081019
9520 S. Mayfield # 207N	24082240081020
9520 S. Mayfield # 208N	24082240081021
9520 S. Mayfield # 209N	24082240081022
9520 S. Mayfield # 210N	24082240081023
9520 S. Mayfield # 211N	24082240081024
9520 S. Mayfield # 212N	24082240081025
9520 S. Mayfield # 213N	24082240081026
9520 S. Mayfield # 214N	24082240081027
9520 S. Mayfield # 215N	24082240081028
9520 S. Mayfield # 302N	24082240081029
9520 S. Mayfield # 303N	24082240081030
9520 S. Mayfield # 304N	24082240081031
9520 S. Mayfield # 305N	24082240081032
9520 S. Mayfield # 306N	24082240081033
9520 S. Mayfield # 307N	24082240081034
9520 S. Mayfield # 308N	24082240081035
9520 S. Mayfield # 309N	24082240081036
9520 S. Mayfield # 310N	24082240081037
9520 S. Mayfield # 311N	24082240081038
9520 S. Mayfield # 312N	24082240081039

UNOFFICIAL COPY**ADDRESSES****PERMANENT
INDEX NOS.**

9520 S. Mayfield # 313N	24082240081040
9520 S. Mayfield # 314N	24082240081041
9540 S. Mayfield # 101S	24082240081042
9540 S. Mayfield # 102S	24082240081043
9540 S. Mayfield # 103S	24082240081044
9540 S. Mayfield # 104S	24082240081045
9540 S. Mayfield # 105S	24082240081046
9540 S. Mayfield # 106S	24082240081047
9540 S. Mayfield # 107S	24082240081048
9540 S. Mayfield # 108S	24082240081049
9540 S. Mayfield # 109S	24082240081050
9540 S. Mayfield # 110S	24082240081051
9540 S. Mayfield # 111S	24082240081052
9540 S. Mayfield # 112S	24082240081053
9540 S. Mayfield # 113S	24082240081054
9540 S. Mayfield # 201S	24082240081056
9540 S. Mayfield # 202S	24082240081057
9540 S. Mayfield # 203S	24082240081058
9540 S. Mayfield # 204S	24082240081059
9540 S. Mayfield # 205S	24082240081060
9540 S. Mayfield # 206S	24082240081061
9540 S. Mayfield # 207S	24082240081062
9540 S. Mayfield # 208S	24082240081063
9540 S. Mayfield # 209S	24082240081064
9540 S. Mayfield # 210S	24082240081065
9540 S. Mayfield # 211S	24082240081066
9540 S. Mayfield # 212S	24082240081067
9540 S. Mayfield # 213S	24082240081068
9540 S. Mayfield # 214S	24082240081069
9540 S. Mayfield # 301S	24082240081070
9540 S. Mayfield # 302S	24082240081071
9540 S. Mayfield # 303S	24082240081072
9540 S. Mayfield # 304S	24082240081073
9540 S. Mayfield # 305S	24082240081074
9540 S. Mayfield # 306S	24082240081075
9540 S. Mayfield # 307S	24082240081076
9540 S. Mayfield # 308S	24082240081077
9540 S. Mayfield # 309S	24082240081078
9540 S. Mayfield # 310S	24082240081079
9540 S. Mayfield # 311S	24082240081080
9540 S. Mayfield # 312S	24082240081081
9540 S. Mayfield # 313S	24082240081082
9540 S. Mayfield # 314S	24082240081083