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Eugene "Gene" Moore Fee: \$62.00
Cook County Recorder of Deeds
Date: 08/05/2004 02:17 PM Pg: 1 of 20

FOR RECORDERS USE ONLY

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHAKESPEARE
COURT CONDOMINIUM TO RESTRICT LEASING

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RECORDING FEE 62.00
DATE 8/5 COPIES 6
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Return to:
Mark D. Roth
Orum & Roth
53 W. Jackson
Boulevard
Suite 1616
Chicago, IL 60604

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHAKESPEARE COURT CONDOMINIUM TO RESTRICT LEASING

This Amendment to the Declaration of Condominium Ownership By-Laws, Easements, Restrictions, Covenants for Shakespeare Court Condominium is made and entered into on this 4th day of August, 2004, by the Board of Directors of Shakespeare Court Condominium Association and the undersigned Unit Owners of the Condominium Unit in the Shakespeare Court Condominium Association (hereinafter referred to as the "Unit Owners"), having at least 66% of the total votes of membership of the Association.

WITNESSETH

WHEREAS, By the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Shakespeare Court Condominium (hereinafter referred to as "the Declaration"), filed in the office of Recorder of Deeds of Cook County, Illinois on or about April 26, 2000 as Document No. 00290642, certain real estate was committed to the Condominium Property Act of the State of Illinois, said condominium being known as Shakespeare Court Condominium;

WHEREAS, the Declaration sets forth the procedures for amendment, change or modification of the Declaration, by written instruments setting forth the amendment, change or modification, signed and acknowledged by all members of the Board and at least Sixty Six percent (66%) of all Unit Owners and containing an affidavit by an officer of the Board certifying that all mortgagees having bona fide liens of record against any Unit have been notified by certified mail of such an amendment, change or modification and an affidavit by an officer certifying to such mailing as part of instruction; and

WHEREAS, the Board and the Unit Owners desire to restrict the leasing of units; and

NOW THEREFORE, the Board and the Unit Owners do hereby amend the Declaration as follows:

1. **Limitation on Leasing**

Except as provided herein in this Declaration Amendment, no Unit Owner may enter into any lease or other tenancy arrangement until said Unit Owner has owned the Unit for at least two (2) years. During such initial two (2) year period, the Unit shall be occupied as the principal residence of the Owner.

2. **Units Owned by Association**

The Board of Directors of the Association shall have the right to lease out any Association owned Units or any Unit which the Association has possession of pursuant to any court order, notwithstanding anything contained in this Declaration Amendment.

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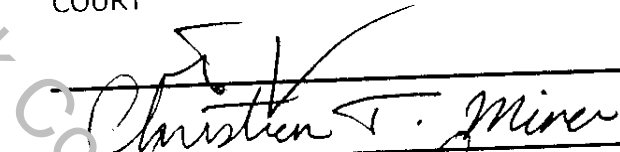
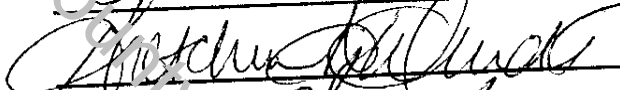


3. **Lease Terms**

No units shall be leased by a Unit Owner for a term of other than one (1) year, and no portion of a unit which is less than the entire unit shall be leased. Each lease or extension thereof shall be in writing, and shall provide that the tenant has received copies of the Association's Declaration, By-Laws, rules and any amendments thereto. A copy of every such lease shall be furnished to the Board within seven (7) days prior to its commencement.

4. **Leasing in Violation of Declaration Amendment**

In the event that a Unit or any interest therein is leased in violation of this Declaration Amendment, the Board shall have the right to enforce the restrictions, limitations, prohibitions or conditions set forth in the Declaration by any proceeding at law or in equity and may pursue any or all of the remedies set forth in the Declaration, By-Laws and Rules and Regulations, or in the Illinois Condominium Property Act.

BOARD OF DIRECTORS OF SHAKESPEARE COURT

Given my hand and notarial seal this 4th day of August 2004.

Chrissy Stein



UNOFFICIAL COPY
SIGNATURE PAGE FOR THE FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE SHAKESPEARE COURT CONDOMINIUM ASSOCIATION TO
RESTRICT LEASING

The undersigned hereby approve(s) the adoption of the foregoing First Amendment to the Declaration of Condominium Ownership for the Shakespeare Court Condominium Association and authorizes detachment of this page from the copy to which it is attached and the attachment of this signature page to the Amendment to be recorded. (Note: Sign in presence of a duly authorized Notary Public only and show names EXACTLY as they appear on the Deed!)

<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
-------------------	---------------------	-----------------------------

<u>Brig A...</u> Unit Owner's Signature	3425 Shakespeare # 2A	4.8
--	-----------------------	-----

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

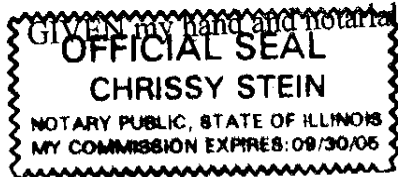
MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: ABN Amro Mortgage Group
 Street/P.O. Box: 2600 West Big Beaver Rd
 City/State/Zip: Troy MI 48064

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.

GIVEN my hand and notarial seal this 4th day of August, 2007.

Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<i>[Signature]</i> Unit Owner's Signature	3425 W. Shakespeare #2B Chicago IL 60647	4.3%

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: Northern Trust

Street/P.O. Box: _____

City/State/Zip: Chicago IL

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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GIVEN my hand and notarial seal this 4th day of August, 2007.
Chrissy Stein
OFFICIAL SEAL
CHRISSEY STEIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/30/06

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
	34250 Shakespeare #3A	4.9%
Unit Owner's Signature		

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)


Financial Institution Full Name: Regions Mortgage
 Street/P.O. Box: 1045 Providence Rd
 City/State/Zip: Charlotte, NC

734
4667

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.

Given my hand and notarial seal this 4th day of August, 2007.

Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u>Margie Doanell</u> Unit Owner's Signature	3425 #3B W. SHAKESPEARE AV CHICAGO, IL. 60647	4.4%
<u>Janine Chase</u> Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: RBNG
 Street/P.O. Box: PO BOX 100202
 City/State/Zip: COLUMBIA, SC 29202-9152

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)


I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.



GIVEN my hand and notarial seal this 4th day of August, 2008.
Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
 Unit Owner's Signature	3427 #1B	3.5%

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name:

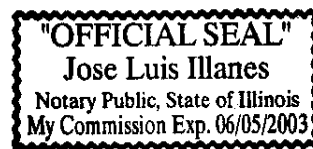
Street/P.O. Box:

City/State/Zip:

Johnson Bank
555 Main St.
Racine, WI 53403

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)



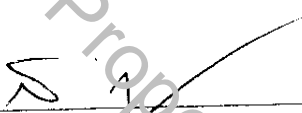
I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.

GIVEN my hand and notarial seal this 3rd day of APRIL, 2003.

Jose Luis Illanes

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
	3427 W. Shakespeare UNIT #2A	4.3%
_____ Unit Owner's Signature		

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: CITIMORTGAGE
 Street/P.O. Box: PO BOX 8003
 City/State/Zip: S HACKENSACK, NJ 07606-8003

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.



my hand and notarial seal this 4th day of August, 2007.
Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u>Christian J. Miner</u> Unit Owner's Signature	3427 Shakespeare #2 B	3.60%
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		


MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: Citi Mortgage, Inc.
Street/P.O. Box: P.O. Box 8003
City/State/Zip: S Hackensack, NJ 07606-8003

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.

GIVEN my hand and notarial seal this 4th day of August, 2008.
Chrissy Stein


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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u><i>[Signature]</i></u> Unit Owner's Signature	<u>3427 W. SHAKESPEARE # 3A CHICAGO IL 60647</u>	<u>7.4</u>

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: DORNBUSCH MORTGAGE INC
 Street/P.O. Box: PO BOX 0054
 City/State/Zip: FALATINE IL 60055-0054

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.



GIVEN my hand and notarial seal this 4th day of August, 2007
Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u><i>[Signature]</i></u> Unit Owner's Signature	3429 1A	3.9%

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: WASHINGTON MUTUAL HOME LOANS
 Street/P.O. Box: P.O. BOX 60800
 City/State/Zip: LOS ANGELES, CA 90060-0800

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

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GIVEN my hand and notarial seal this 4th day of August, 2007.
Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u>Patrick Wojcik</u> Unit Owner's Signature	3429-2B	3.6%
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		

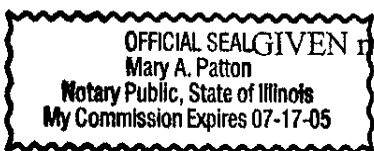
MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: The Northern Trust Co.
 Street/P.O. Box: 50 S. LaSalle St
 City/State/Zip: Chicago, IL 60675

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

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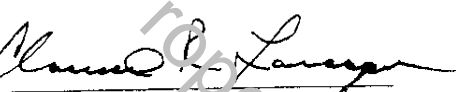
my hand and notarial seal this 24th day of March, 2008.

Mary A. Patton

4

**SIGNATURE PAGE FOR THE FIRST AMENDMENT TO THE
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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
 Unit Owner's Signature	3429 W. Shakespeare #3A Chicago, IL 60647	4.1%
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		

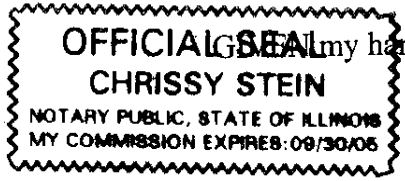
MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: HSC Mortgage Corporation
 Street/P.O. Box: 2929 Walden Avenue
 City/State/Zip: Depew, NY 14043

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

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my hand and notarial seal this 4th day of August, 2007.
Chrissy Stein

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u><i>Julia Saladino</i></u> Unit Owner's Signature	3431 W Shakespeare 1A	4.67%

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

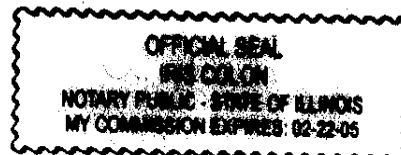
Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: ABN AMRO Mortgage Group, Inc.
 Street/P.O. Box: PO Box 57068
 City/State/Zip: Irvine, CA 92619-7068

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)



I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.

GIVEN my hand and notarial seal this 2 day of May, 2003.
Ros Colon

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u>Michael Gallagher</u> Unit Owner's Signature	#1B 3431 W. SHAKESPEARE	3.9%

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: WELLS FARGO HOME MORTGAGE
 Street/P.O. Box: P.O. BOX 10304
 City/State/Zip: DES MOINES, IOWA 50306-0304

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.

GIVEN my hand and notarial seal this 23 day of March, 2003.

"OFFICIAL SEAL"
 MARIA A. GALLAGHER
 Notary Public, State of Illinois
 My Commission Exp. 08/20/2004

Maria A Gallagher

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<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u>Shelly D. Jensen</u> Unit Owner's Signature	3431 W. Shakespeare, Unit 2A Chicago IL 60647	4.8%

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

Unit Owner's Signature

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: Washington Mutual Bank FA
 Street/P.O. Box: P.O. Box 60800
 City/State/Zip: Los Angeles, CA 90062-0800

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

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IN my hand and notarial seal this 4th day of August, 2004
Chrissy Stein

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RESTRICT LEASING**

UNOFFICIAL COPY

The undersigned hereby approve(s) the adoption of the foregoing First Amendment to the Declaration of Condominium Ownership for the Shakespeare Court Condominium Association and authorizes detachment of this page from the copy to which it is attached and the attachment of this signature page to the Amendment to be recorded. (Note: Sign in presence of a duly authorized Notary Public only and show names EXACTLY as they appear on the Deed!)

<u>UNIT OWNER</u>	<u>UNIT ADDRESS</u>	<u>% OF COMMON ELEMENTS</u>
<u><i>Daniel Augusto</i></u> Unit Owner's Signature	3431 #3B	4.1%
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		
_____ Unit Owner's Signature		

MORTGAGE HOLDERS NAME AND ADDRESS: (to be completed by Unit Owner)

Financial Institution Full Name: Charter One
 Street/P.O. Box: 1215 Superior Ave
 City/State/Zip: Cleveland, Ohio 44114

NOTARY SECTION-MUST BE COMPLETED PRIOR TO RETURN

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, a Notary Public, in the County of Cook and State of Illinois, do hereby certify that the above persons who are personally known to me appeared before me this day in person and signed this instrument as their free and voluntary act for the purposes therein set forth.



my hand and notarial seal this 4th day of August, 2007.
Chrissy Stein

UNOFFICIAL COPY

LEGAL DISCRIPTION

Lot 17 and all of the Lots 18 to 20 in Block 2 in J.E. Burchell's Subdivision of Jacobs and Burchell's Subdivision of the South 16 2/3 Acres of the East 1/3 of the West 1/2 of the Northeast 3/2 of Section 35, Township 40 North, Rang 13 East of the e Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of the condominium recorded as Document Number 00290642, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County Illinois.

UNIT	UNIT	UNIT
3425 - 1A = 1001	3427 - 3A = 1009	3429 - 2B = 1017
3425 - 2A = 1002	3427 - 1B = 1010	3429 - 3B = 1018
3425 - 3A = 1003	3427 - 2B = 1011	3431 - 1A = 1019
3425 - 1B = 1004	3427 - 3B = 1012	3431 - 2A = 1020
3425 - 2B = 1005	3429 - 1A = 1013	3431 - 3A = 1021
3425 - 3B = 1006	3429 - 2B = 1014	3431 - 1B = 1022
3427 - 1A = 1007	3429 - 3A = 1015	3431 - 2B = 1023
3427 - 2A = 1008	3429 - 1B = 1016	3431 - 3B = 1024

13 - 35 - 223 - 029 -

Property of Cook County Clerk's Office