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Cook County Recorder of Deeds
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P.I.N. #16-07-323-047-1001 through
#16-07-323-047-1010

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AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF EASMENTS, RESTRICTIONS, AND
COVENANTS FOR 413 SOUTH HOME AVENUE CONDOMINIUM
ASSOCIATION (413 SOUTH HOME, OAK PARK, ILLINOIS)

The Declaration of Condominium Ownership was made and entered
into by LaSalle National Bank, a National Banking Association, not
individually, but solely as Trustee under a certain Trust Agreement dated
December 22, 1975, and known as Trust No. 49750. On February 12, 1976,
LaSalle National Bank, a National Banking Association, not individually,
but as Trustee executed the Declaration of Condominium for the 413
SOUTH HOME AVENUE CONDOMINIUM, which real estate is legally
described as follows:

LOT FOUR (4) IN BLOCK TWO (2) IN CENTRAL SUBDIVISION
OF PART OF THE WEST HALF OF THE SOUTH WEST QUARTER
OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

and commonly known as 413 SOUTH HOME AVENUE, OAK PARK,
ILLINOIS 60302.

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WITNESSETH:

WHEREAS, in Article XII, Paragraph Seven (7), the Trustee provided for the amendment of the Declaration; and

WHEREAS, the direction and administration of the condominium property is vested in the Board of Managers; and

WHEREAS, the Board of Managers has determined that this Declaration of Condominium Ownership be amended for the benefit of present and all future owners of the property known as the 413 SOUTH HOME AVENUE CONDOMINIUM; and

WHEREAS, the Board of Managers of the 413 SOUTH HOME AVENUE CONDOMINIUM, with proper notice to the unit owners, authorized the annual meeting of the voting members of the condominium association to be held on 4-25, 2004, for the purpose of amending the Declaration by deleting the current Article VIII, Section One (1) subtitled "Sale or Lease" in its entirety and in its stead inserting and replacing it with the proposed revised Article VIII, Section One (1) and new Subsections One (1) a), b), c), and d); and

WHEREAS, the Board of Managers and at least three-fourths (3/4) of the Unit Owners have voted in favor of the within Amendment to the

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Declaration in accordance with the requirements contained in the Declaration; and the Board has complied with each and every requirement provided in said Declaration relating to amendments to the Declaration; and

NOW THEREFORE, in order to promote, enhance, and protect the common amenities and the cooperative aspect of ownership, to facilitate the proper administration of such property for the purpose of enhancing and protecting the value, desirability, appearance and aesthetics of the property, and to preclude any and all problems arising from the leasing or rental of Units by absentee Unit Owners, the majority of the Board of Managers and at least three-fourths (3/4) of the Unit Owners of the 413 SOUTH HOME AVENUE CONDOMINIUM, hereby recommend and approve this Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants by deleting the current Article VIII, Section One (1) in its entirety and in its stead inserting and replacing it with the revised Article VIII, Section One (1) and new Subsections One (1) a), b), c), and d) to read as follows:

ARTICLE VIII

SALE, LEASING, OR OTHER ALIENATION

1. Sale. Any OWNER other than the TRUSTEE who wishes to sell his UNIT OWNERSHIP shall give to the Board not less than thirty (30)

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days' prior written notice of the terms of any contemplated sale, together with the name, address, and financial and character references of the proposed purchaser and such other information concerning the proposed purchaser as the Board may reasonably require. The members of the Board acting on behalf of the other OWNERS shall at all times have the first right and option to purchase such UNIT OWNERSHIP upon the same terms, which option shall be exercisable for a period of thirty (30) days following the date of receipt of such notice. If said option is not exercised by the Board within said thirty (30) days, the OWNER may, at the expiration of said thirty-day period and at any time within ninety (90) days after the expiration of said period, contract to sell such UNIT OWNERSHIP to the proposed purchaser named in such notice upon the terms specified therein. If the OWNER fails to close said proposed sale within said ninety (90) days, the UNIT OWNERSHIP shall again become subject to the Board's right of first refusal as herein provided.

a) Prohibition on Leasing or Rental of Units. Upon the effective date of this Amendment and notwithstanding any other provisions of the Declaration to the contrary, each Unit Owner shall occupy and use his Unit as his residence solely for the said Unit Owner and the Unit Owner's family.

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Accordingly, the leasing or rental of Units except as hereinafter provided in Subsections (b) and (c) is strictly prohibited.

b) Consequently, any and all leases in force on the date of recording this Amendment shall thereafter not be subject to renewal or extension and must perforce be terminated upon the expiration of their respective lease terms.

c) However, the Board hereby expressly reserves to itself the right to lease or otherwise rent any Unit to which it subsequently acquires possession pursuant to Forcible Entry and Detainer actions brought by the Board.

d) In accordance with the foregoing provisions of Subsections a) and b), the leasing or rental of a Unit to a Unit Owner's spouse, child, parent, brother, sister, or grandchild is likewise prohibited except that a Unit Owner may permit the Unit Owner's spouse, child, parent, brother, sister, or grandchild to occupy and inhabit the said Unit while the Unit Owner is on vacation or otherwise absent from the Unit, but only for a period not to exceed six (6) months of any individual calendar year.

In all other respects, the Declaration of Condominium for the 413 SOUTH HOME AVENUE CONDOMINIUM, executed February 12, 1976, and recorded on February 13, 1976 in the office of the Recorder of Deeds of

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Cook County, Illinois as Document Number 23388841, is hereby reaffirmed and restated.

IN WITNESS WHEREOF, and with the affirmative vote of at least three-fourths (3/4) of the Unit Owners, we, the undersigned, have voted to approve this Amendment to the Declaration of Condominium for the 413 SOUTH HOME AVENUE CONDOMINIUM and have signed this Amendment to the Declaration of Condominium this 6th day of August, 2004.

BOARD OF MANAGERS

John Lewandowski
Shelly Deen
Evelyn O'Shea

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UNIT NUMBER

SIGNATURE(S) OF OWNER(S)

1-A

2-A

Arlette Watkins

2-B

Evelyn Coleman

2-C

Kumpuang Li

3-A

[Signature]

3-B

*Raya D Bagad res
Shirley Ascher*

3-C

Mayra Slipp

4-A

Mary Jo Abel

4-B

John Lewandowski

4-C

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