

UNOFFICIAL COPY



Doc#: 0435618042
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 12/21/2004 10:26 AM Pg: 1 of 3

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

OF

THE PINE AVENUE CONDOMINIUM

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE PINE AVENUE CONDOMINIUM

The Declaration of Condominium of The Pine Avenue Condominium, heretofore recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 9, 2004 as Document Number 0434422101 is amended pursuant to the provisions of 765 ILCS 605/31 and approval of the Developer, in compliance with the provisions of said Declaration and the Illinois Condominium Property Act, same to be effective with the recording of this Amendment, by changing said Declaration, as follows:

Section 7 g. shall be deleted and the following inserted in lieu thereof:

- g. A Unit Owner may lease or sublease his Unit (but not less than his entire Unit, unless such Unit is owned by the Developer) at any time and from time to time provided that (except for a lease or sublease made by (a) Developer or (b) a Permitted Mortgagee that either is in possession or is a purchaser at a judicial sale) (a) no Unit may be leased or subleased for a term of less than twelve (12) months; (b) no Unit may be leased or subleased without a written lease or sublease; (c) a copy of such lease or sublease shall be furnished to the Board within ten (10) days after execution thereof; and (d) the rights of any lessee or sub-lessee of the Unit shall be subject to, and each such lessee or sub-lessee shall be bound by, the covenants, conditions, and restrictions set forth in this Declaration, Bylaws, and Board rules and regulations, and a default thereunder shall constitute a default under the lease or sublease; provided, however, that the foregoing shall not impose any direct liability on any lessee or sublessee of a Unit to pay any monthly Common Expense assessments on behalf of the Owner of that Unit.

Legal Description:

Lot 47 and the South 1/2 of the vacated alley lying North and adjoining said Lot 47 in Wesencraft's Homestead's Addition to Riverside, a Subdivision in Section 35 and 36, Township 39 North, Range 12, East of the Third Principal Meridian, recorded in the Recorder's Office of Cook County, Illinois on July 2, 1989 in Book 37 of Plats, page 4 as Document No. 1123980, in Cook County, Illinois.

Permanent Index Number: 15-35-405-028-0000

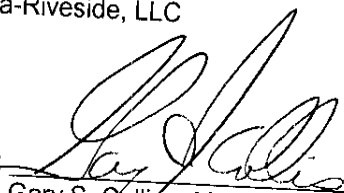
Property Address: 70-72 Pine Avenue, Riverside, Illinois 60546

In all other respects, said Declaration of Condominium remains unchanged.

IN WITNESS WHEREOF, the said Developer, as aforesaid, has caused its seal to be affixed hereunto and has caused its name to be signed to these presents on the day and year first above written.

Gla-Riveside, LLC

By:



Gary S. Collins, Member of Developer GLA-Riverside, LLC

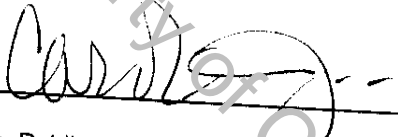
UNOFFICIAL COPY

State of Illinois
County of Cook (ss)

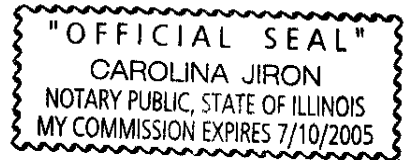
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary S. Collins, personally known to me to be a Member of GLA-Riverside, LLC, the developer of PINE AVENUE CONDOMINIUMS, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member signed, sealed and delivered the said instrument pursuant to authority given by all the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December, 2004.

Commission expires 7.10.05.



Notary Public



This document prepared by: Pellegrini & Cristiano, 6817 W. North Avenue, Oak Park, IL 60302.

Mail To: Pellegrini & Cristiano
Attorneys at Law
6817 W. North Avenue
Oak Park, IL 60302

Property of Cook County Clerk's Office