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Date: 01/20/2005 10:33 AM Pg: 1 of 6

Michael C. Kim & Associates  
19 S. LaSalle Street  
Suite 303  
Chicago, Illinois 60603  
Attn: Michael C Kim, Esq.

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**FIRST AMENDMENT TO  
BY-LAWS ATTACHED AS EXHIBIT C TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
SOUTH SHORE VILLA CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the By-Laws attached as Exhibit C to the Declaration of Condominium Ownership (hereafter the "Declaration") for South Shore Villa Condominium Association (hereafter the "Association"), which Declaration was recorded on August 5, 1975, as Document No. 23176891 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 thereof.

This amendment is adopted pursuant to the provisions of Article V of the aforesaid By-Laws and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board") and approved by unit owners having at least two-thirds (2/3) of the total vote.

## RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Unit Owners desire to amend the By-Laws in order to stagger directors' terms and impose a limitation on terms of Board officers.

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WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, and approved by Unit Owners having at least two-thirds (2/3) of the total vote, all in compliance with Article V of the By-Laws and Section 17 of the Act.

NOW THEREFORE, Article II, Sections 1 and 2 of the By-Laws attached as Exhibit C to the Declaration of Condominium Ownership for South Shore Villa Condominium Association are hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

A. Article II, Section 1:

Section 1. At the initial meeting the voting members shall elect a Board. In all elections for members of the Board, each voting member shall be entitled to vote on a cumulative voting basis, and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. A majority of the total number of members on the Board shall constitute a quorum. ~~Members of the Board elected at the initial meeting shall serve until the first annual meeting. At the first annual meeting and at each annual meeting of the unit owners, the unit owners shall elect the entire Board for the forthcoming year. In all elections for members of the Board, the three candidates receiving the highest number of votes shall be deemed elected. Members of the Board shall serve without compensation for a term of one (1) year, and until their successors are elected. Vacancies in the Board shall be filled by unanimous vote of two-thirds of the remaining members of the Board. Commencing with the 2004 annual election, the three candidates for the Board receiving the highest number of votes shall be elected for a term of two (2) years and the next two candidates receiving the highest number of votes shall be elected for a term of one (1) year. Thereafter, at each annual election, members of the Board shall be elected for a term of two (2) years.~~

B. Article II, Section 2:

"Section 2. The Board shall elect from among its members a President who shall preside over both its meetings and those of the voting members, and who shall be the chief executive officer of the Board, a Secretary who shall keep the minutes of all meetings of the Board and of the voting members and who shall, in general, perform all the duties incident to the office of Secretary, and a Treasurer to keep the financial records and books of account, and such additional officers as the Board shall see fit to elect. Effective with the December 2006 election of directors, a director who has held an office during the immediately prior year shall not be eligible to continue in that office, but would be eligible for another office."

C. EXCEPT TO THE EXTENT EXPRESSLY SET FORTH HEREINABOVE, THE REMAINING PROVISIONS OF THE BY-LAWS SHALL CONTINUE IN EFFECT WITHOUT CHANGE.

**END OF TEXT OF AMENDMENT**

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STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I Michael Roche, am the President of the Board of Directors of South Shore Villa Condominium Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the By-Laws pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 7<sup>th</sup> day of January, 2007<sup>5</sup>.

BY: Michael T. Roche  
President

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**UNOFFICIAL COPY***South Shore Villa Condominium Association**Annual Meeting January 6, 2004***Results of the Voting for the Staggered Terms for the Board of Directors**

1. 6856 unit #1 voted yes 2.7-Robinson
2. 6840 unit #1 voted yes 2.7-Tittle
3. 6858 unit #3 voted yes 3.1-Carter
4. 6948 unit #1 voted yes 2.7-Williams
5. 2370 unit #3 voted yes 2.1-Roche
6. 6844 unit #1 voted yes 2.7-Price
7. 2370 unit #1 voted yes 2.1-Ali
8. 6856 unit #2 voted yes 2.7-Roche
9. 6858 unit #1 voted yes 3.1-Sudduth
10. 6838 unit #1 voted yes 2.7-Payne
11. 2372 unit #2 voted yes 2.0-Irving
12. 6840 unit #3 voted yes 2.7-Kutty
13. 6844 unit #3 voted yes 2.7-Lawson
14. 6840 unit #2 voted yes 2.7-Knott
15. 6856 unit #3 voted no 2.7-DeNye
16. 6832 unit #1 voted yes 2.1-Carpentar
17. 6836 unit #3 voted yes 3.1-Liles
18. 6850 unit #1 voted yes 2.7-Harris
19. 6858 unit #2 voted yes 3.1-Phillips
20. 6836 unit #1 voted yes 3.1-Watson
21. 6852 unit #1 voted yes 2.7-Brown
22. 6850 unit #3 voted yes 2.7-Baldon-Ford
23. 6838 unit #2 voted yes 2.7-Sayles
24. 6852 unit #3 voted yes 2.7-Matthews/Rampala
25. 6850 unit #2 voted yes 2.7-Roche
25. 6844 unit# 2 voted yes 2.7-Veasley
27. 6830 unit #2 voted yes 2.05-Nelson

*In compliance with the South Shore Villa Condominium Association's Bylaws, Article V, the above named unit owners voted for the amendment as presented at the Annual meeting on January 6, 2004. The breakdown is three ways:*

**1) TOTAL NUMBER OF UNITS OR OWNERS**

2/3 of the total membership (owners) (39 units x 2/3)=26 a majority of owners.

**2) TOTAL NUMBER OF VOTING MEMBERS AT THE MEETING**

2/3 of the voting members of the association attending the annual meeting (27 members present, 26 voted YES, 1 voted NO (2/3 of 27)=18) a majority of owners.

**3) TOTAL OF AGGREGATE-WHICH IS 100**

2/3 of the total percentage of ownership (2/3 of 100% (or the aggregate)=66.66 or 67%, a majority of owners.

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South Shore Villa Condominium Association

Annual Meeting January 6, 2004

page 2

**The 26 unit owners who voted YES for the amendment represent a majority (2/3) of the total vote of the membership of the association. The results are hereby certified by the Secretary of the Board of Directors**

Michael T. Rashe, Secretary  
May 25, 2004

**Attachments:**

**Owners' signed in and ballot vote sheet**

**Owners' ballot for amendment**

**SSVCA's Bylaws**

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

Units 6830-1, 6830-2, 6830-3, 6832-1, 6832-2, 6832-3, 6836-1, 6836-2, 6836-3, 6838-1, 6838-2, 6838-3, 6840-1, 6840-2, 6840-3, 6844-1, 6844-2, 6844-3, 6848-1, 6848-2, 6848-3, 6850-1, 6850-2, 6850-3, 6852-1, 6852-2, 6852-3, 6856-1, 6856-2, 6856-3, 6858-1, 6858-2, 6858-3, 2370-1, 2370-2, 2370-3, 2372-1, 2372-2, and 2372-3 as delineated in the survey recorded as document 23176891 for the following described property:

The Southeast Quarter (SE-1/4) of Block six (6), (except the North 50 feet thereof and also excepting that part conveyed to the South Chicago Railroad Company by deed dated May 7, 1884, and recorded June 20, 1884 as Document 555031 in Book 1482 page 626) in South Shore Division No. 5, being a Subdivision of the East one-half (E-1/2) of the Southeast Quarter (SE-1/4) of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Commonly Known As: 6830-1, 6830-2, 6830-3, 6832-1, 6832-2, 6832-3,  
6836-1, 6836-2, 6836-3, 6838-1, 6838-2, 6838-3,  
6840-1, 6840-2, 6840-3, 6844-1, 6844-2, 6844-3,  
6848-1, 6848-2, 6848-3, 6850-1, 6850-2, 6850-3,  
6852-1, 6852-2, 6852-3, 6856-1, 6856-2, 6856-3,  
6858-1, 6858-2, 6858-3,  
South Shore Drive  
Chicago, Illinois 60649

2370-1, 2370-2, 2370-3, 2372-1, 2372-2, 2372-3  
East 69<sup>th</sup> Street  
Chicago, Illinois 60649

Permanent Index No.: 20-24-413-006-1001  
through and including: 20-24-413-006-1039