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**FIRST AMENDMENT TO
THE DECLARATION OF
CONDOMINIUM
OWNERSHIP FOR THE
OAKFIELD NORTH
CONDOMINIUM
ASSOCIATION**



Doc#: 0509839014
Eugene "Gene" Moore Fee: \$54.50
Cook County Recorder of Deeds
Date: 04/08/2005 09:04 AM Pg: 1 of 16

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the Oakfield North Condominium Association (hereafter the "Association"), which Declaration was recorded on July 20, 1971 as Document Number 21569400 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 hereof.

This Amendment is adopted pursuant to the provisions of Section 25 of the aforesaid Declaration. Said section provides that the Declaration may be amended by an instrument in writing signed by unit owners having at least 3/4ths of the total vote and certified by the secretary of the Board. All lien holders of record must be notified by certified mail of the amendment and an affidavit by the Secretary of the Board certifying to such mailed must be a part of the instrument. Any amendment must be recorded.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

**This document prepared by and after
recording to be returned to:**

Robert P. Nesbit, Esq.
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 – 847. 777. 7241

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WHEREAS, the following amendment has been approved by Unit Owners having at least 3/4ths of the total vote, which approvals are attached hereto and made a part hereof; and

WHEREAS, the Secretary of the Board has attested to said Unit Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all mortgagees having bona fide liens of record against any unit have been notified by certified mail of this Amendment.

NOW, THEREFORE, the Declaration of Condominium Ownership for the Oakfield North Condominium Association is hereby amended in accordance with the text which follows (additions in text are indicated by a double underline; deletions by ~~strike-outs~~):

1. Section 19 of the Declaration shall be amended by adding the following paragraphs at the end of said section:

Notwithstanding the foregoing provisions of this Section 19, the rental or leasing of Units is prohibited effective with the recording of this Amendment, except as provided below:

(1) The no leasing restriction shall not apply to the rental or leasing of Units by any Owner or contract purchaser of a Unit prior to the effective date of this Amendment, and they shall be entitled to rent or lease their Units until such time as their interests in their Units are sold or otherwise transferred.

(2) All tenants shall acknowledge in writing that they have received copies of the rules and regulations of the Association and a copy of the written receipt shall be submitted to the Board of Directors.

(3) Any Unit being leased out in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

(4) In addition to the authority to levy fines against the Unit Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Unit Owner

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and/or their tenant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.

(5) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(6) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

(7) The Board of Directors of the Association shall have the right to lease any Association owned Units or any Unit which the Association has possession, pursuant to any court order, and said Units shall not be subject to this Amendment.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

3. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

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EXHIBIT A

LEGAL DESCRIPTION

Lot 4 in Block 15 and Lot 1 in the Resubdivision of Lots 2, 3, 5 to 12, inclusive, all in Block 15 in Mont Clare Subdivision of the North half of the North West quarter of Section 31 and part of the South West quarter of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

All located in one building located at 2218 North Newland Avenue, City of Chicago, County of Cook, State of Illinois and containing the following units:

Unit No.	Percentage of Ownership	Permanent Index Number
101	2.91	13-31-115-024-1001
102	3.22	13-31-115-024-1002
103	2.61	13-31-115-024-1003
104	2.79	13-31-115-024-1004
105	2.79	13-31-115-024-1005
106	2.61	13-31-115-024-1006
107	3.22	13-31-115-024-1007
108	2.91	13-31-115-024-1008
201	3.35	13-31-115-024-1009
202	3.28	13-31-115-024-1010
203	2.66	13-31-115-024-1011
204	3.28	13-31-115-024-1012
205	3.28	13-31-115-024-1013
206	2.66	13-31-115-024-1014
207	3.28	13-31-115-024-1015
208	3.35	13-31-115-024-1016
301	3.40	13-31-115-024-1017
302	3.35	13-31-115-024-1018
303	2.74	13-31-115-024-1019
304	3.35	13-31-115-024-1020
305	3.35	13-31-115-024-1021
306	2.74	13-31-115-024-1022
307	3.35	13-31-115-024-1023
308	3.40	13-31-115-024-1024
401	3.47	13-31-115-024-1025
402	3.40	13-31-115-024-1026
403	2.79	13-31-115-024-1027
404	3.40	13-31-115-024-1028
405	3.40	13-31-115-024-1029
406	2.79	13-31-115-024-1030

Unit No.	Percentage of Ownership	Permanent Index Number
407	3.40	13-31-115-024-1031
408	3.47	13-31-115-024-1032
Total	100.00	

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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Guenther W. Haab Jr., do hereby certify that I am the duly elected and qualified secretary for the Oakfield North Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration of Condominium for the Oakfield North Condominium Association was duly approved by at least 3/4ths of the total vote of the owners, in accordance with the provisions of Section 25 of the Declaration.

Guenther W. Haab Jr.
Secretary

Dated at Chicago, Illinois this

28 day of MARCH, 2005

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EXHIBIT C

AFFIDAVIT OF MAILING

I, Guenter W. Haab JR, state that I am the secretary of the Board of Directors of the Oakfield North Condominium Association, and hereby certify that a copy that a copy of the foregoing Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any unit.

Dated: MARCH 28, 2005.

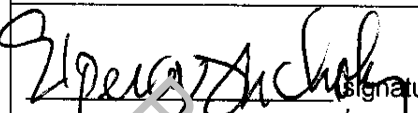

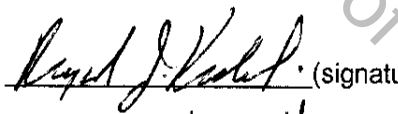
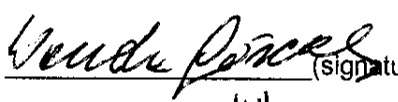
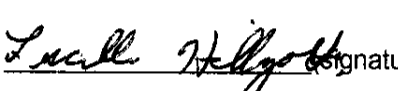
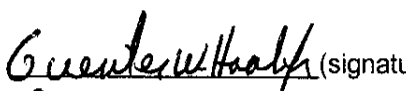
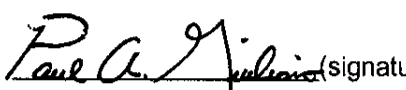
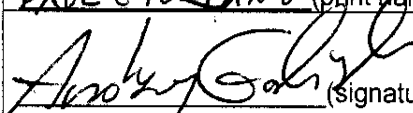
By:

Guenter W. Haab JR
Secretary

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PETITION TO APPROVE AMENDING THE DECLARATION FOR THE OAKFIELD NORTH CONDOMINIUM ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of Condominium of the Oakfield North Condominium Association, specifically regarding the leasing of units, as attached hereto.

Name	Address	Name of Address of Mortgagee, if any ***
 (signature) ELPERCY NICHOLS (print name)	2218 North Newland Avenue Unit <u>307</u> Chicago, IL Date: <u>3/22/05</u>	COUNTRYWIDE HOME LOAN P.O. BOX. 650070 DALLAS, TX. 75265 Loan No.
 (signature) LETICIA DEYRO (print name)	2218 North Newland Avenue Unit <u>405</u> Chicago, IL Date: <u>3/22/05</u>	COUNTRYWIDE HOME P.O. BOX, 650070 LOAN DALLAS, TX. 75265 Loan No.
 (signature) RAYMOND KENDAK (print name)	2218 North Newland Avenue Unit <u>206</u> Chicago, IL Date: <u>3/22/05</u>	LA SALLE BANK HOME MORT. CORP. 7242 N. HARLEM AVE NORRIDGE, IL Loan No. 735 4321
 (signature) WANDA GORECKA (print name)	2218 North Newland Avenue Unit <u>203</u> Chicago, IL Date: <u>3/22/05</u>	GMAC MORTGAGE 3451 HAMMOND AVE. WATERLOO IA, 50704 Loan No.
 (signature) LUCILLE HILGOTH (print name)	2218 North Newland Avenue Unit <u>205</u> Chicago, IL Date: <u>3/22/05</u>	N/A Loan No.
 (signature) Guenter W. Haas Jr. (print name)	2218 North Newland Avenue Unit <u>107</u> Chicago, IL Date: <u>3/22/05</u>	COUNTRYWIDE HOME LOAN P.O. BOX. 650070 DALLAS, TX. 75265 Loan No. 07799081
 (signature) PAUL GIULIANO (print name)	2218 North Newland Avenue Unit <u>408</u> Chicago, IL Date: <u>3/22/05</u>	N/A Loan No.
 (signature) ANDRZEJ GARLINSKI (print name)	2218 North Newland Avenue Unit <u>207</u> Chicago, IL Date: <u>3/23/05</u>	CHASE PO. BOX 830016 BALTIMORE MD 21283-0016 Loan No. 1706278830

***Per the provisions of the Association's Declaration, all first mortgagees must be notified by certified mail of any amendments to the Declaration.

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PETITION TO APPROVE AMENDING THE DECLARATION FOR THE OAKFIELD NORTH CONDOMINIUM ASSOCIATION

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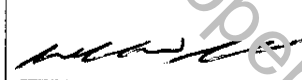

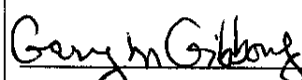
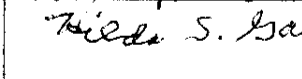

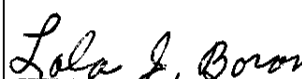
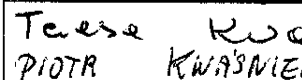
Name	Address	Name of Address of Mortgagee, if any ***
<i>Joseph Caporinca</i> (signature) JOSEPH CAPORINCA (print name)	2218 North Newland Avenue Unit <u>302</u> Chicago, IL Date: <u>3/20/05</u>	N/A Loan No.
<i>Richard J. Gerner</i> (signature) RICHARD J. GERNER (print name)	2218 North Newland Avenue Unit <u>402</u> Chicago, IL Date: <u>3/21/05</u>	N/A Loan No.
<i>Mark Santi</i> (signature) MARK SANTI (print name)	2218 North Newland Avenue Unit <u>104</u> Chicago, IL Date: <u>3/21/05</u>	WELLS FARGO BANK 4455 ARROWSWEST DR. COLD-SPRINGS, CO. Loan No. <u>80907</u>
<i>Jeanette Staffa</i> <i>Geraldine Alexa</i> (signature) JEANNETTE STAFFA GERALDINE ALEXA (print name)	2218 North Newland Avenue Unit <u>303</u> Chicago, IL Date: <u>3/21/05</u>	N/A Loan No.
<i>Anna Nieves</i> (signature) ANNA NIEVES (print name)	2218 North Newland Avenue Unit <u>303</u> Chicago, IL Date: <u>3/21/05</u>	WASHINGTON MUTUAL HOME LOAN P.O. BOX 9001879 LOUISVILLE, KY. 40290 Loan No. <u>8475440718</u>
<i>Alice Naegle</i> (signature) ALICE NAEGELE (print name)	2218 North Newland Avenue Unit <u>401</u> Chicago, IL Date: <u>3/21/05</u>	Country wide Home Loan P.O. BX. 650070 DALLAS, TX. 75265 Loan No.
<i>Waldemar & Agnieszka Nowak</i> (signature) WALDEMAR & AGNIESZKA NOWAK (print name)	2218 North Newland Avenue Unit <u>308</u> Chicago, IL Date: <u>3/23/05</u>	MORGAN CHASE BANK CITI BANK P.O. BX. <u>390017 MS 27</u> ST. LOUIS, MO. 63174 Loan No.
<i>Dolores Helmick</i> (signature) DOLORES HELMICK (print name)	2218 North Newland Avenue Unit <u>202</u> Chicago, IL Date: <u>3/21/05</u>	N/A Loan No.

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PETITION TO APPROVE AMENDING THE DECLARATION FOR THE OAKFIELD NORTH CONDOMINIUM ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of Condominium of the Oakfield North Condominium Association, specifically regarding the leasing of units, as attached hereto.

Name	Address	Name of Address of Mortgagee, if any ***
 (signature) PAWEŁ OSTROW ^{S/K} (print name)	2218 North Newland Avenue Unit <u>306</u> Chicago, IL Date: <u>3/20/05</u>	COUNTRY WIDE PO BOX 650070 DALLAS, TX 75265 Loan No. 051969878
 (signature) MAREK WALTOŚ (print name)	2218 North Newland Avenue Unit <u>301</u> Chicago, IL Date: <u>3/20/05</u>	COUNTRY WIDE PO BOX. 650070 DALLAS, TX. 75265 Loan No.
 (signature) JOLANTA SKUTA (print name)	2218 North Newland Avenue Unit <u>406</u> Chicago, IL Date: <u>3/20/05</u>	WASHINGTON MUTUAL HOME LOAN 120 N. LA SALLE ST. CHICAGO, IL. Loan No. <u>17891067-7</u>
 (signature) GARY M. GIBBONS (print name)	2218 North Newland Avenue Unit <u>404</u> Chicago, IL Date: <u>3/20/05</u>	N/A Loan No.
 (signature) HILDA S. GARBER (print name)	2218 North Newland Avenue Unit <u>102</u> Chicago, IL Date: <u>3/20/05</u>	N/A Loan No.
 (signature) JOHN MOCKO (print name)	2218 North Newland Avenue Unit <u>106</u> Chicago, IL Date: <u>3/20/05</u>	N/A Loan No.
 (signature) LOLA J. BORONDY (print name)	2218 North Newland Avenue Unit <u>105</u> Chicago, IL Date: <u>3/20/05</u>	N/A Loan No.
 (signature) PIOTR + TERESA KWASNIEWSKI (print name)	2218 North Newland Avenue Unit <u>201</u> Chicago, IL Date: <u>3/20/05</u>	MID AMERICA BANK 2650 WARRENVILLE RD. DOWNERS GROVE, IL 60515 Loan No. <u>120062023</u>

***Per the provisions of the Association's Declaration, all first mortgagees must be notified by certified mail of any amendments to the Declaration.

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OAKFIELD NORTH CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration of Condominium Ownership for the Oakfield North Condominium Association, specifically regarding the leasing of units:



I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Terrance M. ARP (signature)

Date: 3/21/05, 2005

TERRANCE M. ARP (print name)

Property Address: 2218 North Newland Avenue, Unit 101
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

N/A

Loan No. _____

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OAKFIELD NORTH CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration of Condominium Ownership for the Oakfield North Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

P. Nowak (signature)

Date: 03/22/05 ~~2004~~

PIOTR NOWAK (print name)

Property Address: 2218 North Newland Avenue, Unit 103
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

None

Loan No. _____

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OAKFIELD NORTH CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration of Condominium Ownership for the Oakfield North Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Susanna Jozefzak, POA (signature) Date: MARCH 23, 20015
SUSANNA JOZEFZAK (print name)

Property Address: 2218 North Newland Avenue, Unit 108
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

N/A

Loan No. _____

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OAKFIELD NORTH CONDOMINIUM ASSOCIATION

BALLOT

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I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Linnea Anderson

(signature)

Date: 3-23

2005
~~2004~~

LINNEA ANDERSON

(print name)

Property Address: 2218 North Newland Avenue, Unit 204
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

COUNTRY WIDE HOME LOANS

P.O. BOX 650070

DALLAS, TX. 75265-0070

Loan No. 020340179

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OAKFIELD NORTH CONDOMINIUM ASSOCIATION

BALLOT

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I AGREE THE AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Luca D. Mahaffey

(signature)

Date: MARCH 24, 2005

LUCA D. MAHAFFEY

(print name)

Property Address: 2218 North Newland Avenue, Unit 208
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

WELLS FARGO

P.O. BOX 10335

DRS MOINERS, IA 50306-0335

Loan No. 7080032897209

***Per the provisions of the Association's Declaration, all mortgagees must be notified by certified mail of any amendment to the Association's Declaration.

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OAKFIELD NORTH CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration of Condominium Ownership for the Oakfield North Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Robert J. Muscolino (signature) Date: MAR 20, 2004
ROBERT J. MUSCOLINO (print name) *EXC 1120 FOR ADA MUSCOLINO*

Property Address: 2218 North Newland Avenue, Unit 304
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

N/A

Loan No. _____

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BALLOT

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I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Grace Wnuk (signature) Date: 3/28/, 2005
GRACE WNUK (print name)

Property Address: 2218 North Newland Avenue, Unit 403
Chicago, Illinois

Name and Address of First Mortgagee, if any: ***

Countryside PO Box 650070
Dallas, TX 75265-0070
cust. serv. 1-800-669-6607

Loan No. 001857016

www.countryside.com

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