

UNOFFICIAL COPY

AMENDMENT TO THE
BYLAWS OF 318-320 N.
MAPLE AVENUE
CONDOMINIUM



Doc#: 0513103027
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 05/11/2005 10:34 AM Pg: 1 of 6

THIS AMENDMENT to the Bylaws of the 318-320 N. Maple Avenue Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95300195 is made pursuant to Article XI, Section One of said Condominium Bylaws and pursuant to Section 27 of the 1978 Illinois Condominium Property Act:

WITNESSETH:

WHEREAS, the 318 – 320 N. Maple Avenue Condominium is legally described as follows:

- LOT 12 IN BLOCK 6 IN WALTER'S SUBDIVISION OF LOTS 1, 2, 13 AND 14 IN BLOCK 5 AND LOTS 1, 2, 3, 8, 9 AND 10 IN BLOCK 6 IN TIMMES SUBDIVISION OF PART OF KETTLES FRINGS ADDITION TO HARLEM (EXCEPT THE EAST 36 FEET OF SAID BLOCKS 5 AND 6) BEING THE NORTH PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 16-07-107-025-1001, 16-07-107-025-1002,
16-07-107-025-1003, 16-07-107-025-1004,
16-07-107-025-1005, 16-07-107-025-1006,
16-07-107-025-1007

Commonly known as 318 – 320 N. Maple Avenue, Oak Park, IL 60302

pursuant to the aforementioned Bylaws; and

WHEREAS, Article I: Section Four. Office states in pertinent part:

The office of the condominium and of the association of unit owners shall be located c/o Attorney David E. Hoy, 1100 Lake Street, Oak Park, IL 60301, County of Cook, State of Illinois.

UNOFFICIAL COPY

NOW THEREFORE, Article I: Section Four, Office is amended to read as follows:
 The office of the condominium and of the association of unit owners shall be located c/o 318 -
 320 N. Maple Condominium Association, 318-320 N. Maple Avenue, Oak Park, IL 60302,
 County of Cook, State of Illinois.

WHEREAS, Article IV: Section One. Designation states in pertinent part:
 The principal officers of the association will be a president, a vice president, a
 secretary/treasurer, all of whom will be elected by and from the Board of Directors.

NOW THEREFORE, Article IV: Section One. Designation is amended to read as
 follows:
 The principal officers of the association will be a president, *a treasurer, and a secretary* all of
 whom will be elected by and from the Board of Directors.

WHEREAS, Article IV: Section Five. Vice President states in pertinent part:
 The vice president shall take the place of the president and perform his or her duties whenever
 the president is absent or unable to act. If neither the president nor the vice president is able to
 act, the Board of Directors will appoint some other member of the board to do so on an interim
 basis. The vice president will also perform such other duties as may from time to time be
 imposed upon him or her by the Board of Directors.

NOW THEREFORE, Article IV: Section Five is amended to read as follows:
 The *treasurer* shall take the place of the president and perform his or her duties whenever the
 president is absent or unable to act. If neither the president nor *the treasurer* is able to act, the
 Board of Directors will appoint some other member of the board to do so on an interim basis.
 The *treasurer* will also perform such other duties as may from time to time be imposed upon him
 or her by the Board of Directors.

*The treasurer shall have responsibility for the funds and securities of the condominium, for
 keeping full and accurate accounts showing all receipts and disbursements, and for the
 preparation of all necessary financial statements. He or She shall be responsible for the deposit*

UNOFFICIAL COPY

of all moneys and other valuable effects in the name of the Board of Directors or managing agent, in such depositories as may from time to time be designated by the Board of Directors, and will, in general, perform all duties incident to the office of the treasurer of the association.

WHEREAS, Article IV: Section Six. Secretary/Treasurer. states in pertinent part:

The secretary/treasurer shall:

- (a) keep the minutes of all the meetings of the Board of Directors and of the unit owners; he or she will, in general, perform all duties incident of the office of secretary of the association.
- (b) have responsibility for the funds and securities of the condominium, for keeping full and accurate accounts showing all receipts and disbursements, and for the preparation of all necessary financial statements. He or She shall be responsible for the deposit of all moneys and other valuable effects in the name of the Board of Directors or managing agent, in such depositories as may from time to time be designated by the Board of Directors, and will, in general, perform all duties incident to the office of the treasurer of the association

NOW THEREFORE, Article IV: Section Six. Secretary/Treasurer is amended to read as follows:

The secretary/treasurer shall keep the minutes of all the meetings of the Board of Directors and of the unit owners; he or she will, in general, perform all duties incident of the office of secretary of the association.

<Removed section (b)>

WHEREAS Article V: Section Eight. Uses of Units, Paragraph (c) states in pertinent part:

Residents will exercise extreme care about making noises or playing music which may disturb other residents. Residents keeping domestic animals must abide by municipal sanitary regulations. Dogs are prohibited.

NOW THEREFORE, Article V: Section Eight is amended as follows:

UNOFFICIAL COPY

Residents will exercise extreme care about making noises or playing music which may disturb other residents. Residents keeping domestic animals must abide by municipal sanitary regulations. *Additionally, any resident's domestic animals that are a nuisance to the other unit owners on a repeated basis will cause the association to ask the unit owner to remove the animal from the premises permanently. Dogs over 20 pounds in weight are prohibited. Unit owners must not keep more than 1 dog or 2 cats in their respective unit.*

WHEREAS, Article V: Section Eight. Uses of Units, Paragraph (h) states in pertinent part:

Owners will not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the condominium as a whole.

NOW THEREFORE, Article V: Section Eight. Uses of Units, Paragraph (h): is amended to read as follows:

Owners will not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the condominium as a whole. *In addition, grills are expressly prohibited from use in, on or around decks or stairwells.*

WHEREAS, Article X: Section One. Notices. states in pertinent part:

All notices required or permitted to be sent to the Board of Directors will be sent by registered or certified mail to the office of the Board of Directors c/o THE LAW OFFICES OF DAVID E. HOY, 1100 Lake Street, Suite 245, in the Village of Oak Park, County of Cook, State of Illinois, or to such other address as the board may, from time to time designate. All notices required or permitted to be sent to any unit owner will be sent by registered or certified mail to the condominium or to such other address as the owner may have designated in writing to the Board of Directors. All notices to unit mortgages or trust deed beneficiaries will be sent by registered or certified mail to the respective addresses, as maintained by the secretary in the book entitled, "Mortgagees of Units". All notices will be deemed to have been given when mailed, except notices of change of address which will be deemed to have been given when received.

NOW THEREFORE, Article X: Section One. Notices is amended to read as follows:

UNOFFICIAL COPY

All notices required or permitted to be sent to the Board of Directors will be sent by registered or certified mail to the office of the Board of Directors c/o 318 -320 N. Maple Condominium Association, 318-320 N. Maple Avenue, Oak Park, IL 60302, County of Cook, State of Illinois, or to such other address as the board may, from time to time designate. All notices required or permitted to be sent to any unit owner will be sent by registered or certified mail to the condominium or to such other address as the owner may have designated in writing to the Board of Directors. All notices to unit mortgages or trust deed beneficiaries will be sent by registered or certified mail to the respective addresses, as maintained by the secretary in the book entitled, "Mortgagees of Units". All notices will be deemed to have been given when mailed, except notices of change of address which will be deemed to have been given when received.

AFFIDAVIT

I, JOANNE GUENNEWIG, President of the 318-320 N. Maple Condominium Association, Inc. certify and acknowledge this 1st day of March 2005 that notice was given to all owners of the 318-320 N. Maple Avenue Condominium as required under the Illinois Condominium Property Act that a meeting would be held on January 5, 2005 to discuss proposed changes to the bylaws. The meeting was held on January 5, 2005 with a quorum of eighty-five percent (85%) of the unit owners present.

Notice was also given to all unit owners as required under the Illinois Condominium Property Act that a meeting would be held on January 19, 2005 to vote on the proposed changes to the bylaws as discussed at the meeting on January 5, 2005. As the January 19, 2005 meeting, a quorum of eighty-five percent (85%) of the unit owners were present for the vote. One hundred percent (100%) of those owners present approved Article I: Section Four; Article IV: Section One; Article IV, Section Five; Article IV: Section Six; and Article X: Section One. Eighty Three (83%) percent of those owners present approved Article V. Section Eight.

I further certify that I personally delivered copies of said Amendments, or mailed copies of said Amendment to all owners in the 318-320 N. Maple Condominium Association.


JOANNE GUENNEWIG

UNOFFICIAL COPY

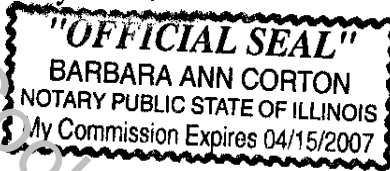
State of Illinois)

County of Cook)

I, Barbara Ann Corton, a Notary Public in and for said county and state, do hereby certify that Joanne Guennewig, personally known to me to be the same person whose name is subscribed to the foregoing Affidavit, appeared before me this day in person and acknowledged that she signed and delivered said Affidavit as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of ^{April} ~~March~~, 2005.

Notary Public



THIS AMENDMENT SHALL BECOME EFFECTIVE FROM AND AFTER ITS RECORDATION WITH THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS.

This document was prepared by:
Susan Allen, Esq.
1400 Ashland Avenue
River Forest, IL 60305
708-771-7228
Attorney Registration Number 0035688

After recording mail to:
Susan W. Allen, Esq.
1400 Ashland Avenue
River Forest, IL 60305