

UNOFFICIAL COPY

**AMENDMENT
TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR THE FOREST
EDGE CONDOMINIUM NO. 3
ASSOCIATION**



Doc#: 0518039023
Eugene "Gene" Moore Fee: \$78.50
Cook County Recorder of Deeds
Date: 06/29/2005 09:35 AM Pg: 1 of 28

For Use by the Recorder's Office Only

This Amendment to Declaration made and entered into the 4th day of May, 2005, is an Amendment to that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the Forest Edge Condominium No. 3 Association, (hereinafter referred to as the "Declaration") recorded on January 27, 1987, as Document No. 87053059.

WITNESSETH:

WHEREAS, the Board of Directors and members of Forest Edge Condominium No. 3 Association (hereinafter referred to as the "Association") desire to amend the Declaration; and

WHEREAS, pursuant to XIX, Section 6, of the Declaration, the provisions of the Declaration may be amended by an instrument signed and acknowledged by all the Member of the Board, at least three-fourths (3/4) of the owners and containing an affidavit executed by an officer of the Board stating that a copy of the Amendment has been sent to all Mortgagees having bona fide liens of record against any unit and adopted pursuant to the above provisions shall be recorded in the office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, this Amendment has been signed by all of the Members of the Board; and

WHEREAS, this Amendment has been executed by seventy-five percent (75%) of the owners; and

WHEREAS, the Amendment has been mailed to all Mortgagees having bona fide liens of record, an affidavit being attached hereto; and

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

ROBERT B. KOGEN
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 — (847) 537-0500

NOW, THEREFORE, the Association hereby declares that the Declaration be and is hereby amended as follows (additions to text are shown as

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Declaration be and is hereby amended as follows (additions to text are shown as underlined and deletions to text are shown as a ~~strikeout~~):

Article XVII, Section 5 of the Declaration shall be amended as follows:

Exterior Attachments. Unit owners shall not cause or permit anything to be placed on the outside walls of the building and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board; provided, however, that satellite dish television antennas of 19 inches or less in diameter may be attached securely to the inside of the wall of the parapet above the roof after written notification to the Board if (i) no part of the antenna will be visible from ground level, (ii) the roof will not be penetrated, and (iii) the Board does not object or require further information within 10 days after the date of the aforesaid notification.

The effective date of this Amendment shall be deemed to be the date of recording with the Office of the Recorder of Deeds of Cook County.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHERLY OF A LINE PARALLEL WITH THE SOUTHERLY LINE OF DUNDEE ROAD A DEDICATED BY DOCUMENT NO. 22114867 DRAWN THRU A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 310.00 FEET SOUTH OF THE SOUTHERLY LINE OF SAID DUNDEE ROAD AS MEASURED ALONG SAID WEST LINE, TO WIT: THAT PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 9, THAT IS 260 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 9; THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF THE AFORESAID EAST 362.35 FEET FOR A DISTANCE OF 580 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 72 DEGREES, 42' 34" TO THE RIGHT WITH A PROLONGATION WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 465.69 FEET; THENCE WESTERLY ALONG A LINE THAT INTERSECTS THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 9 AT A POINT 753.61 FEET NORTH OF THE CENTER OF SAID SECTION 9 AT A POINT 753.61 FEET NORTH OF THE CENTER OF SAID SECTION 9 FOR A DISTANCE OF 93.51 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF STERLING AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1972 AS DOCUMENT NUMBER 22114867 TO THE PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG A CONTINUATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 200.98 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 9; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 9 FOR A DISTANCE OF 703.84 FEET TO A POINT IN THE SOUTH LINE OF DUNDEE ROAD, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22114867; THENCE EASTERLY ALONG THE SOUTH LINE OF DUNDEE ROAD FOR A DISTANCE OF 445.22 FEET TO A POINT IN THE WESTERLY LINE OF THE AFORESAID STERLING AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF STERLING AVENUE FOR A DISTANCE OF 856 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1408 – 1414 N. STERLING AVENUE, PALATINE, ILLINOIS
60067

PIN NO: 02-09-202-011

UNOFFICIAL COPY**PERCENTAGE OF OWNERSHIP**

PIN NUMBER	ADDRESS	UNIT NO.	% OF OWNERSHIP
02-29-202-017-1001	1408 N. Sterling Avenue	101	3.20
02-29-202-017-1002	1410 N. Sterling Avenue	101	2.68
02-29-202-017-1003	1412 N. Sterling Avenue	101	3.24
02-29-202-017-1004	1414 N. Sterling Avenue	101	2.72
02-29-202-017-1005	1408 N. Sterling Avenue	102	3.24
02-29-202-017-1006	1410 N. Sterling Avenue	102	2.94
02-29-202-017-1007	1412 N. Sterling Avenue	102	3.30
02-29-202-017-1008	1414 N. Sterling Avenue	102	3.00
02-29-202-017-1009	1408 N. Sterling Avenue	103	2.68
02-29-202-017-1010	1410 N. Sterling Avenue	103	3.20
02-29-202-017-1011	1412 N. Sterling Avenue	103	2.72
02-29-202-017-1012	1414 N. Sterling Avenue	103	3.24
02-29-202-017-1013	1408 N. Sterling Avenue	104	2.94
02-29-202-017-1014	1410 N. Sterling Avenue	104	3.24
02-29-202-017-1015	1412 N. Sterling Avenue	104	3.00
02-29-202-017-1016	1414 N. Sterling Avenue	104	3.30
02-29-202-017-1017	1408 N. Sterling Avenue	201	3.30
02-29-202-017-1018	1410 N. Sterling Avenue	201	2.99
02-29-202-017-1019	1412 N. Sterling Avenue	201	3.36
02-29-202-017-1020	1414 N. Sterling Avenue	201	3.04
02-29-202-017-1021	1408 N. Sterling Avenue	202	3.35
02-29-202-017-1022	1410 N. Sterling Avenue	202	3.09
02-29-202-017-1023	1412 N. Sterling Avenue	202	3.40
02-29-202-017-1024	1414 N. Sterling Avenue	202	3.15
02-29-202-017-1025	1408 N. Sterling Avenue	203	2.99
02-29-202-017-1026	1410 N. Sterling Avenue	203	3.30
02-29-202-017-1027	1412 N. Sterling Avenue	203	3.04
02-29-202-017-1028	1414 N. Sterling Avenue	203	3.36
02-29-202-017-1029	1408 N. Sterling Avenue	204	3.09
02-29-202-017-1030	1410 N. Sterling Avenue	204	3.35
02-29-202-017-1031	1412 N. Sterling Avenue	204	3.15
02-29-202-017-1032	1414 N. Sterling Avenue	204	3.40
	TOTAL		100%

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EXHIBIT B

APPROVAL BY BOARD OF DIRECTORS

We, the undersigned, are the members of the Board of Directors of Forest Edge Condominium No. 3 Association, a condominium established by the aforesaid Declaration, and by our signatures below, we hereby execute and acknowledge the foregoing Amendment to the Declaration.

EXECUTED AND ACKNOWLEDGED this 4TH day of MAY, 2005.

Jan J. Lee

Ed A. [Signature]

Paul A. [Signature]

John W. Wardell

Nancy A. Lepio

Forest Edge Condominium No. 3 Association

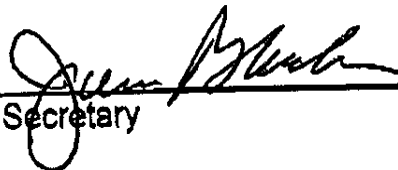
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EXHIBIT C

AFFIDAVIT OF MAILING

I, JOHN BLACK, state that I am the Secretary of the Board of Directors of the Forest Edge Condominium No. 3 Association, and hereby certify that the foregoing Amendment was mailed to mortgagees having bona fide liens of record against any unit ownership at least ten days prior to the date of this affidavit.

Dated: 6-24-, 2005.

By: 
Secretary

Property of Cook County Clerk's Office

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SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

ARTICLE XVII, Section 5, pg 40: "**Exterior Attachments.** Unit owners shall not cause or permit anything to be placed on the outside walls of the building and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board." ;provided, however, that **satellite dish television antennas of 19 inches or less in diameter may be attached securely to the inside of the wall of the parapet above the roof after written notification to the Board if (i) no part of the antenna will be visible from ground level, (ii) the roof will not be penetrated, and (iii) the Board does not object or require further information within 10 days after the date of the aforesaid notification.**

Unit	Owner's Signature	For	Against
102	<i>Carol Haggan</i>	✓	

Dated 2/18, 2005

1414 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
202	<i>Anatole Volshes</i>	✓	

Dated December 20, 2005

1414 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
201	AARON PERNA	X	

Dated 6 JAN, 2005

1414 #201 Sterling Ave
Palatine, IL 60067

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Unit	Owner's Signature	For	Against
203	<i>Brenda S. Becker</i>	✓	

Dated 1/21, 2005

1414 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
104	<i>Nancy J. Keller</i>	X	

Dated 01/07, 2005

1414 N Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
204	<i>Juanita L. Hansen</i>	 	

Dated 12-6-05, 2005

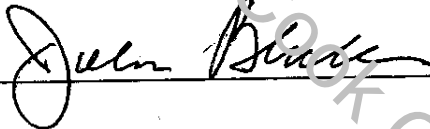
204 ^{14/14}
Sterling Ave
Palatine, IL 60067

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Unit	Owner's Signature	For	Against
101		X	

Dated 1-20, 2005

1714 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

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Unit	Owner's Signature	For	Against
103	<i>Francis Maddy</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Dated 1-20-, 2005

1414 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE CONDOMINIUM NO. 3 (AMENDING LANGUAGE IN BOLD)

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Unit	Owner's Signature	For	Against
202	David J. Gorman	X	

Dated 2/19/05, 2005

1410 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
204	<i>Carmen R. Scalero</i>	X	

Dated 1-11, 2005

1412 - Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
101	<i>Luis M. Dwyer</i>	X	

Dated *Jan 11, 2005*

1412 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
103	<i>Judy Sharp</i>	4	

Dated Jan 11, 2005

1412 Sterling Ave
Palatine, IL 60067

Please remit future documents to my new address: 4624 Partow Way
Oceanside, Ca 92056


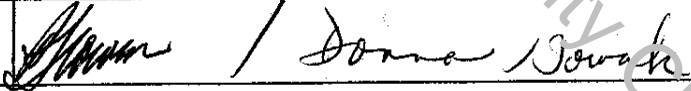
Thank you,
[Signature]

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
1408-103		✓	
1410-101		✓	

Dated 2/1/, 2005

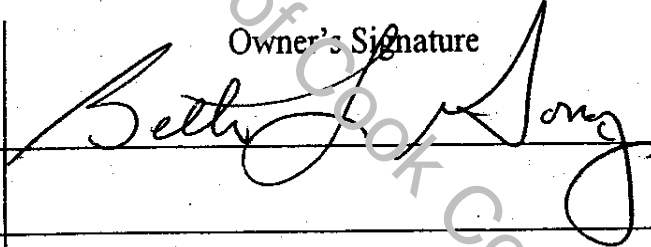
1408+1410 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
104		X	

Dated 2/7, 2005

1410 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

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Unit	Owner's Signature	For	Against
201	<i>Brend My...</i>	X	
102	<i>B...</i>	X	
203	<i>Calvin A. K...</i>	P	

Dated 1/29, 2005

1410 Sterling Ave
Palatine, IL 60067

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Unit	Owner's Signature	For	Against
204	<i>Anna Sacerdot</i>	✓	

Dated Jan 6, 2005

1408 Sterling Ave
Palatine, IL 60067

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Unit	Owner's Signature	For	Against
101	<i>Barbara Bese</i>	X	

Dated 4/18 / , 2005

1408 Sterling Ave
Palatine, IL 60067

UNOFFICIAL COPY

SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

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Unit	Owner's Signature	For	Against
102	<i>Nancy L. Billette</i>	X	

Dated Jan 18, 2005

1408 N Sterling Ave #102
Palatine, IL 60067

UNOFFICIAL COPY

SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

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Unit	Owner's Signature	For	Against
#1408 #203	MICHAEL ZALE <i>Michael Zale</i>	X	

Dated January 21, 2005

1408 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

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Unit	Owner's Signature	For	Against
1408-201	<i>Mary Cook</i>	X	

Dated Jan. 21, 2005

1408 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

ARTICLE XVII, Section 5, pg 40: "**Exterior Attachments.** Unit owners shall not cause or permit anything to be placed on the outside walls of the building and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board." ;provided, however, that satellite dish television antennas of 19 inches or less in diameter may be attached securely to the inside of the wall of the parapet above the roof after written notification to the Board if (i) no part of the antenna will be visible from ground level, (ii) the roof will not be penetrated, and (iii) the Board does not object or require further information within 10 days after the date of the aforesaid notification.

Unit	Owner's Signature	For	Against
202	<i>Patricia Perry</i>	✓	

Dated 1-20, 2005

1408 Sterling Ave
Palatine, IL 60067

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SATELLITE DISHES

PROPOSED AMENDMENT OF ARTICLE XVII OF BYLAWS FOREST EDGE COMDOMINIUM NO.3 (AMENDING LANGUAGE IN BOLD)

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Unit	Owner's Signature	For	Against
104	<i>John W. Wardell</i>	✓	

Dated 1/4, 2005

1408 Sterling Ave
Palatine, IL 60067