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PREPARED BY & RETURN TO:

Knuckles & Associates, P.C.
48 East Jefferson Street
Naperville, IL 60540
(630) 369-2700



Doc#: 0525039017 Fee: \$44.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/07/2005 10:56 AM Pg: 1 of 11

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
WESLEY HOUSE CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership for Wesley House Condominium Association, which was recorded as Document No. 99884855 in the Office of the Recorder of Deeds of Cook County, Illinois.

This Amendment is adopted pursuant to the provisions of Section 17 of the Illinois Condominium Property Act and the aforesaid Declaration. This Amendment shall become effective upon recording, in the Office of the Recorder of Deeds of Cook County, Illinois, being an instrument in writing setting forth the change, provided the same is executed by the Board of Directors of the Association (hereinafter "Board").

WHEREAS, this organization is a not-for-profit corporation and a condominium association organized and existing under the law of the State of Illinois; and

WHEREAS, the affairs of this corporation are managed by its Board; and

WHEREAS, this corporation and its Board are responsible for managing certain real estate in the County of Cook, State of Illinois, which real property is subject to the provisions of the Declaration of Condominium Ownership for Wesley House Condominium Association located in Cook County, Illinois (hereinafter (Declaration)); and

WHEREAS, this First Amendment to the Declaration and Amended Bylaws have been executed by the Board and the language approved in writing by the acknowledged signatures of at least sixty-six and two-thirds percent (66 2/3%) of the unit owners subject to the Declaration, all in compliance with the Declaration.

NOW THEREFORE, the Declaration is hereby amended in accordance with the text which follows:

1. **Paragraph 7(g) of the Declaration shall be deleted in its entirety and replaced with the following language:**

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- (g) In order to maintain the quality of life and property values, the objective of the Association is to promote and encourage Unit Owners to reside on the premises. Unit owners are prohibited from leasing their units, and all units are required to be owner-occupied. Any unit owner leasing his unit and having a current lease on file with the Association as of the date this amendment is recorded with the Cook County Recorder of Deed's Office may continue to lease his unit until the current owner sells or otherwise conveys his/her entire interest in the unit. After such time, the unit must become owner-occupied.
1. This restriction shall not apply to the leasing of a unit to a blood relative, as long as the relative(s) continue(s) to reside in the unit. A blood relative shall be defined as parent(s), grandparent(s), sibling(s), maternal and/or paternal aunt(s) and/or uncle(s) and/or adult children over the age of 21. Adopted children shall also be exempt from this restriction. The Board reserves the right to request proof of the relationship. The Board's decision as to the proof of relationship shall be final and binding.
 2. Any Unit Owner may apply for a one time hardship waiver of enforceability of this policy every five (5) years. The Unit Owner must submit a request in writing to the Board of Managers, requesting a hardship waiver. If the Board determines a hardship exists, the Unit Owner requesting such hardship will be permitted to lease their unit for a period of not less than six (6) consecutive months, or more than twelve (12) consecutive months. Once the tenant moves out or this period expires, whichever occurs first, the Owner must come into compliance with this amendment and may no longer lease his unit. Failure to abide by all rules and regulations of the Association may result in revocation of hardship status.
 3. Any unit being leased in violation of this Section or any unit restriction related to leasing within the Rules and Regulations may result in the Association, through the Board, pursuing any remedies granted to the Association under the terms of the Association's governing documents, including but limited to the imposition of a monetary fine. In addition to the authority to levy fines against the unit owner for violation of this Section 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 and/or his tenant, under 735 ILCS 5/9 et. seq., an action for injunctive and other equitable relief, or an action at law for damages. Any action brought on behalf of the Association and/or the Board of Managers to enforce this Section of the Declaration shall subject the unit owner to the payment of all costs and attorneys' fees at the time they are incurred by

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the Association.

4. 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.
5. The board of managers 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. **Paragraph 18 of the Declaration shall be deleted in its entirety.**

END OF TEXT OF AMENDMENT

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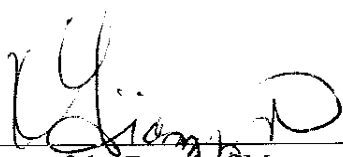
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NOTICE TO LIEN HOLDERS

RE: Wesley House Condominium Association

To Whom It May Concern:

You are a lien holder for one or more units in the Wesley House Condominium Association. As such, you are hereby notified that the above mentioned Association intends to record the enclosed First Amendment to Declaration of Condominium Ownership for the Wesley House Condominium Association. The Amendment shall be voted upon at a meeting which shall take place on July 20 2005.



Secretary of the Board of Managers
Wesley House Condominium Association

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned, as Members of the Board of Directors of Wesley House Condominium Association established by the aforesaid Declaration, by our signatures below do hereby acknowledge and execute the foregoing First Amendment to the Declaration of Condominium Ownership for the Wesley House Condominium Association.

EXECUTED this 28 day of July, 2005.

Karen M. Allanic
PRESIDENT

Diana
SECRETARY

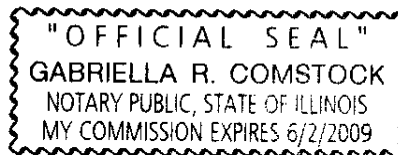
David Yester
TREASURER

BOARD MEMBER

BOARD MEMBER

Subscribed and Sworn to before me this 28th day of July, 2005.

[Signature]
Notary Public



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NOTICE OF SPECIAL MEETING

RE: Declaration of Condominium Ownership for Wesley House Condominium Association

Dear Wesley House Condominium Association Unit Owner:

Please find enclosed a copy of the First Amendment to the Declaration of Condominium for the Wesley House Condominium Association which eliminates leasing within Wesley House Condominium Association for all future title holders of units within the Association.

A special meeting shall be held on the 28th day of July, 2005, at 7:30 AM/PM at 746 S. Wesley, #110, Oak Park, IL, to vote on the enclosed First Amendment to the Declaration of Condominium Ownership for the Wesley House Condominium Association.

If you are unable to attend this meeting, you may complete the enclosed proxy form with the attached ballot and have your Proxy vote in your stead. Members of the Board will walk the property on July 27, 2005 to collect the Proxy from the owners.

Karen M. Alames
 PRESIDENT
 Wesley House Condominium Association

County Clerk's Office

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Knuckles&Associates

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AFFIDAVIT

The Affiant, Mary L. Weitzel, upon oath, states the following:

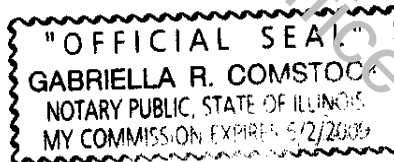
- (1) I, Mary L. Weitzel am over twenty-one (21) years of age and have personal knowledge of all matters contained in this Affidavit.
- (2) I am currently a duly elected member of the Board of Managers for Wesley House Condominium Association.
- (3) On July 17, 2005, I caused to be sent via certified mail, a notice to all mortgagees of record for all units submitted to the Wesley House Condominium Association the attached First Amendment to the Declaration for the Wesley House Condominium Association.
- (4) Such notice was sent pursuant to all the requirements of the Declaration of Condominium Ownership for the Wesley House Condominium Association.

Mary L. Weitzel
SIGNATURE

July 28, 2005
DATE

Subscribed and sworn to before me this 28 day of July, 2005.

[Signature]
NOTARY PUBLIC



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CERTIFICATION

We, the undersigned, as Board members of Wesley House Condominium Association do hereby authenticate the Ballot attached hereto and further certify that these pages represent the required percentage of unit owner approval to amend the Declaration of Condominium Ownership for the Wesley House Condominium Association.

Karen M. Alameis
PRESIDENT

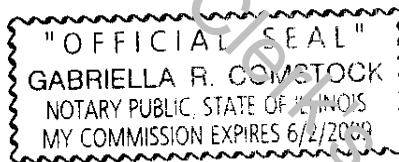
7/28/05
DATE

[Signature]
SECRETARY

7/28/05
DATE

Subscribed and Sworn to before me this
28 day of July, 2005.

[Signature]
Notary Public



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SIGNATURE PAGE

WE, the undersigned property owners of Wesley House Condominium Association, do hereby approve and adopt the foregoing First Amendment to the Declaration of Condominium Ownership for Wesley House Condominium Association recorded in the office of the Cook County Recorder of Deeds.

Property Address: 746 S. Wesley 3S Oak Park, IL 60304

Fay Kallista
Owner's Printed Name

Fay Kallista
Owner's Signature

Scott Peters
Co-Owner's Printed Name

Scott Peters
Co-Owner's Signature

Property Address: 746 S. Wesley 1W Oak Park IL, 60304

Karen M. Alanis
Owner's Printed Name

Karen M. Alanis
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Property Address: 746 S Wesley Ave #2 N Oak Park IL 60304

Paul T. Mehan
Owner's Printed Name

Paul T. Mehan
Owner's Signature

Terrence and Marian Mehan, Trustees
Co-Owner's Printed Name

Terrence Mehan
Co-Owner's Signature

Property Address: 642 W. Van Buren #3 Oak Park IL 60304

Kim Giarran
Owner's Printed Name

Kim Giarran
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

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Property Address: 746 S. WESLEY # 3N, OAK PARK, IL. 60304

MARK M BOGO
Owner's Printed Name

William Luegenbuhl P.O.A.
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Property Address: 746 S. Wesley #25, Oak Park, IL 60304

David Vesko
Owner's Printed Name

David Vesko
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Property Address: 642 Van Buren Unit 2 oak park IL 60304

Levi Borreson
Owner's Printed Name

Levi Borreson
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Property Address: 642 VANBUREN ST OAK PARK, IL

SILVIA REYES
Owner's Printed Name

Silvia Reyes
Owner's Signature

Co-Owner's Printed Name

Co-Owner's Signature

Property Address: _____

Owner's Printed Name

Owner's Signature

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LEGAL DESCRIPTION OF UNITS

Units 746-1N, 746-1S, 746-2N, 746-2S, 746-3N, 746-3S, 642-G, 642-1, 642-2, 642-3, P-1 and P-2
IN THE WESLEY HOUSE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF
THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 25 AND 26 IN BLOCK 6 IN MERCHANT'S MADISON STREET ADDITION IN THE
NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NOS.: 16-18-218-033-1002
16-18-218-033-1004
16-18-218-033-1001
16-18-218-033-1005
16-18-218-033-1008
16-18-218-033-1009
16-18-218-033-1009
16-18-218-033-1007

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