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Doc#: 0531810091 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2005 03:21 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURNED TO:
MICHAEL K. SHERIDAN
VENTERRA SALES AND MANAGEMENT CORPORATION
899 SOUTH PLYMOUTH COURT
SUITE G-1
CHICAGO, ILLINOIS 60605

(This Space for Recorder's Use Only)

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM PURSUANT TO
THE CONDOMINIUM PROPERTY ACT**

THE TERRACES ON LASALLE CONDOMINIUM

This First Amendment to Declaration of Condominium pursuant to the Condominium Property Act for The Terraces on LaSalle Condominium made and entered into this 14th day of September 2005, by Board of Directors of The Terraces on LaSalle Condominium Association (the "Board").

WITNESSETH:

The Board administers the property of The Terraces on LaSalle Condominium (the "Property"), Chicago, Illinois, pursuant to the Declaration of Condominium, for The Terraces on LaSalle Condominium (the "Declaration") for the property legally described on Exhibit A attached to and made a part of this First Amendment to Declaration of Condominium for The Terraces on LaSalle Condominium.

The Declaration of Condominium for The Terraces on LaSalle Condominium, dated (March 27, 1995), was originally recorded in Cook County, Illinois, on (March 28, 1995) as Document No. 95289441, thus creating The Terraces on LaSalle Condominium; and

The Board and Unit Owners desire to amend the By-Laws to:

Article XXI of the By-Laws of The Terraces on LaSalle Condominium Association requires that the By-Laws may be amended; (i) upon the affirmative vote of at least three-fourths percent (3/4%) of all of the members at a regular or special meeting called for such purpose; (ii) said Amendment/ to be made by an instrument in writing setting forth such Amendment; (iii) signed and acknowledged by all the Board of Directors of the Association; (iv) said instrument to contain an Affidavit by an officer of the Board certifying that the necessary affirmative vote of members has been obtained; and (v) said instrument to be recorded; and

The Amendment set forth below has been signed and acknowledged by all the Board of Directors of the Association and an Affidavit by the Board of Directors of the Association is attached hereto, made a part hereof, and marked Exhibit B certifying that at least three-fourths percent (3/4%) of the Unit Owners have approved the Amendment.

NOW, THEREFORE, the Declaration and By-Laws for The Terraces on LaSalle Condominium is hereby amended as follows:

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1. Article XVII, Section 7, of the By-Laws entitled "Leasing of Units", shall be modified by deleting the entire language.

Further, the following words shall be added in its stead in of Article XVII, Section 7.

"Leasing of units is expressly prohibited".

2. Except as expressly set forth herein, the Declaration and By-Laws shall remain in full force and effect.

FURTHERMORE

1. Article XIV, Section 1, of the By-Laws entitled "Board of Managers (Board of Directors) shall be modified by deleting the words "Board of Managers, consisting of five (5) persons" in the second sentence.

Further, the following words shall be added in its stead in Article XVII, Section 7.

"Board of Managers, consisting of six (6) persons"

2. Except as expressly set forth herein, the Declaration and By-Laws shall remain in full force and effect.

FURTHERMORE

1. Article XII, Section 2, of the By-Laws entitled "Restrictions on sale, leasing or other alienation of parking spaces" shall be modified by deleting the words. "To anyone other than a unit owner" in the second sentence.

Further, the following words shall be added in its stead in Article XII, Section 2.

"To no one other than a unit owner"

2. Except as expressly set forth herein, and the Declaration and By-Laws shall remain in full force and effect.

FURTHERMORE

1. Article XXI, Section 2, of the By-Laws entitled "Notices to Board, Association and Unit Owners" shall be modified by deleting the numbered address "1432" in third sentence

Further, the following number shall be added in its stead in Article XXI, Section 2

"1430 North LaSalle Drive, Chicago, IL 60610

2. Except as expressly set forth herein, and the Declaration and By-Laws shall remain in full force and effect.

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FURTHERMORE

1. Article II Section 4, of the By-Laws entitled "Parking and Storage Areas" shall be modified by deleting the words "consist of twenty-two parking spaces" in the first sentence.

Further, the following words shall be added in its stead in Article II, Section 4

"Consist of twenty-one parking spaces"

2. Except as expressly set forth herein, and the Declaration and By-Laws shall remain in full force and effect.

IN WITNESS WHEREOF, the Board has duly executed this First Amendment on the day and year first above written

BOARD OF DIRECTORS OF THE TERRACES ON
LASALLE CONDOMINIUM ASSOCIATION

By: Constance B. Garrison, President
, President

ATTEST:

John J. Harmon, Secretary
, Secretary

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EXHIBIT A

THE NORTH ½ OF THE EAST ½ OF THAT PART OF WEST OF LASALLE STREET OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO, (EXCEPT THAT PART LYING BTWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT RECORDED NOVEMBER 21, 1930 AS DOCUMENT NUMBER 1079555), ALSO THE NORTH 15 FEET OF THE EAST 172 FEET OF LOT 2 IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO (EXCEPT THAT PART OF THE NORTH 15 FEET OF THE SUBDIVISION OF LOT 2 OF COUNTY CLERK'S DIVISION OF LOT 117 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANG 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT RECORDED NOVEMEBER 21, 1930 AS DOCUMENT NUMBER 1079555), ALL IN COOK COUNTY, ILLINOIS.

c/k/a 1430 N. LaSalle St., Chicago, IL

PIN# 17-04-205-018

(Legal Description)

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EXHIBIT B

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AFFIDAVIT

I, AFICA L. GAUKON, being duly sworn on oath, state that I am the duly elected Secretary of The Terraces on LaSalle Condominium Association; and hereby certify that (1) on the 14TH day of SEPTEMBER 2005, at a duly noticed meeting of members called for the purpose of approving this Amendment to the By Laws, said Amendment was adopted upon the affirmative vote of at least two-thirds percent (2/3%) of all of the members at said meeting and (2) the amendment has been mailed certified mail to all mortgagees having a bona fide lien of record against any Unit.

Afica L. Gaikon

Secretary
The Terraces on LaSalle Condominium Association

Signed and sworn to before me on
this 10th day of October, 2005

Matt Miller

NOTARY PUBLIC

