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Doc#: 0615631054 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/05/2006 11:42 AM Pg: 1 of 5

## CONDOMINIUM DECLARATION AMENDMENT

Condominium Declaration: 91536055 Crawford Gardens West Condominiums  
Common Address: 4500 West 93<sup>rd</sup> Street, Oak Lawn, IL 60453  
Document Preparer: Charles LaPointe

Condominium Unit PINS:

24-03-312-021-1001	24-03-312-021-1006	24-03-312-021-1011
24-03-312-021-1002	24-03-312-021-1007	24-03-312-021-1012
24-03-312-021-1003	24-03-312-021-1008	24-03-312-021-1013
24-03-312-021-1004	24-03-312-021-1009	24-03-312-021-1014
24-03-312-021-1005	24-03-312-021-1010	24-03-312-021-1015

Return Address: Attn: C. LaPointe  
4500 West 93<sup>rd</sup> Street  
Oak Lawn, IL 60453-1051

NOW, THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the Crawford Gardens West Condominiums (incorporated as the 4500 West 93<sup>rd</sup> Street Condo Association) which is recorded in Cook County, Illinois as document No. 91536055, and which is the following described real estate in the village of Oak Lawn, County of Cook and State of Illinois:

LOTS 324,325,326,327 AND 328 IN FRANK DE LUGACH RUTH'S HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF THE 20 FOOT WIDE PUBLIC ALLEYS HERETOFORE DEDICATED IN AFORESAID SUBDIVISION LYING EAST OF A LINE 10 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOTS 324 TO 327 IN AFORESAID SUBDIVISION, AND LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 241 IN AFORESAID SUBDIVISION, EXTENDED EAST, AND LYING SOUTHEASTERLY OF A LINE 10 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF LOTS, 327 AND 328 IN AFORESAID SUBDIVISION, IN COOK COUNTY, ILLINOIS, THE PROPERTY (COMMON) ADDRESS OF WHICH IS 4500 WEST 93RD STREET, OAK LAWN, IL 60453, AND THE PERMANENT INDEX (REAL ESTATE TAX) NUMBER OF WHICH IS: LOT 324 24-03-312-019-0000, LOT 325 24-03-312-018-0000, LOT 326 24-03-312-017-0000, LOT 327 24-03-312-016-0000, LOT 328 24-03-312-015-0000,

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is hereby amended in accordance with the text, which follows. (Additions in text are indicated by underline, deletions are indicated by ~~strike-out~~):

## 1.) ARTICLE XVII, SECTION (f)

No animals of any kind shall be raised, bred, or kept in any Unit or in the Common Elements ~~except that dogs, cats or other usual household pets may be kept in Units,~~ The foregoing notwithstanding, no pets are permitted to be kept in any Unit or in the Common Elements, except that;

(i) Domesticated birds shall be allowed in the Unit, but no more than six (6) shall be allowed per Unit,

(ii) Aquarium fish shall be allowed in the Unit, except that the total aggregate aquarium capacity shall not exceed 110 gallons per Unit,

(iii) Domesticated house cats, but no more than two (2) per Unit, shall be allowed in the Unit provided that the Unit Owner holds ownership title to the Unit prior to the effective date of this Declaration Amendment, and further provided that such Unit Owner has notified the Board prior to the effective date of this Declaration Amendment to reserve his or her right to keep cats in the Unit from time to time after the effective date of this Declaration Amendment for as long as the Unit Owner holds ownership title to the Unit. A Unit Owner taking Unit Ownership title after the effective date of this Declaration Amendment shall not be permitted to keep cats.

The foregoing notwithstanding, the aforementioned pets shall be allowed, subject to rules and regulations adopted by the Board, provided that they are not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days written notice from the Board. The Board shall have sole discretion to determine whether such a nuisance or disturbance exists. The Board may restrict pets from access to portions of the Common Elements, and may designate other portions of the Common Elements to accommodate the reasonable requirements of Unit Owners who keep pets.

## 2.) ARTICLE XVII, SECTION (o)

~~Subject to the rights granted to the Board under Article IX of this Declaration, any Unit Owner shall have the right to lease~~

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~~all (and not less than all) of his Unit, upon such terms and condition as the Unit Owner may deem advisable, except that no Unit shall be leased for transient or hotel purposes. Any lease of a Unit for less than six months shall be deemed to be a lease for transient or hotel purposes. Any such lease shall be in writing and shall provide that the lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease.~~

Each Unit Owner shall use such Unit as a private dwelling for himself and his immediate family. Renting, leasing or subleasing of condominium units is prohibited, regardless of whether rent is paid or not, except as hereinafter provided with respect to the one existing Unit lease (Unit 1B) in effect at the adoption date of this amendment.

Until such time that there is a transfer of ownership title for Unit 1B occurring after the adoption date of this amendment, the Unit Owner of Unit 1B may continue to lease his Unit according to the provisions of Article XVII, Section (o) as provided prior to the adoption date of this amendment.

Upon transfer of ownership title of Unit 1B after the adoption date of this amendment, then; any lease applicable to Unit 1B is terminated, new leases or renewal leases of the Unit are prohibited, the aforementioned exemption to the provisions of this amendment for Unit 1B is permanently removed, and all subsequent titleholders of Unit 1B must fully comply with all provisions of this amendment herein.

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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## AFFIDAVIT

State of Illinois  
County of Cook

BEFORE ME, the undersigned Notary, Mary F. Riina, on this 20<sup>th</sup> day of March, 2006, personally appeared Charles LaPointe known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

As Condominium president of the Crawford Gardens West Condominiums (incorporated as the 4500 West 93<sup>rd</sup> Street Condo Association) of which the Condominium Declaration is recorded in Cook County, Illinois as document No. 91536055, and which is the following described real estate in the village of Oak Lawn, County of Cook and State of Illinois:

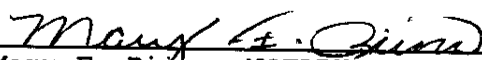
LOTS 324, 325, 326, 327 AND 328 IN FRANK DE LUGACH RUTH'S HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF THE 20 FOOT WIDE PUBLIC ALLEYS HERETOFORE DEDICATED IN AFORESAID SUBDIVISION LYING EAST OF A LINE 10 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOTS 324 TO 327 IN AFORESAID SUBDIVISION, AND LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 24 IN AFORESAID SUBDIVISION, EXTENDED EAST, AND LYING SOUTHEASTERLY OF A LINE 10 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF LOTS, 327 AND 328 IN AFORESAID SUBDIVISION, IN COOK COUNTY, ILLINOIS, THE PROPERTY (COMMON) ADDRESS OF WHICH IS 4500 WEST 93RD STREET, OAK LAWN, IL 60453, AND THE PERMANENT INDEX (REAL ESTATE TAX) NUMBER OF WHICH IS: LOT 324 24-03-312-019-0000, LOT 325 24-03-312-018-0000, LOT 326 24-03-312-017-0000, LOT 327 24-03-312-016-0000, LOT 328 24-03-312-015-0000,

I attest that by affirmative vote of 13 Condominium Unit Owners having an aggregate total ownership percentage of 87.36%, the Condominium Unit owners have attained the requisite three-fourths (3/4) affirmative vote of the Unit Owners, and therefore, as provided by the Condominium Declaration ARTICLE 20.06, have approved the amendment of the Declaration ARTICLE XVII, SECTION (o).



Charles LaPointe  
Condominium Association President  
4500 West 93<sup>rd</sup> Street  
Oak Lawn, IL 60453

Subscribed and sworn to before me this 20<sup>th</sup> day of March, 2006.

  
Mary F. Riina, NOTARY PUBLIC

My commission expires December 4, 2008.

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## AFFIDAVIT


State of Illinois  
County of Cook

BEFORE ME, the undersigned Notary, Mary F. Riina, on this 25<sup>th</sup> day of May, 2006, personally appeared Charles LaPointe known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

As Condominium president of the Crawford Gardens West Condominiums (incorporated as the 4500 West 93<sup>rd</sup> Street Condo Association) of which the Condominium Declaration is recorded in Cook County, Illinois as document No. 91536055, and which is the following described real estate in the village of Oak Lawn, County of Cook and State of Illinois:

LOTS 324, 325, 326, 327 AND 328 IN FRANK DE LUGACH RUTH'S HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF THE 20 FOOT WIDE PUBLIC ALLEYS HERETOFORE DEDICATED IN AFORESAID SUBDIVISION LYING EAST OF A LINE 10 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOTS 324 TO 327 IN AFORESAID SUBDIVISION, AND LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOT 211 IN AFORESAID SUBDIVISION, EXTENDED EAST, AND LYING SOUTHEASTERLY OF A LINE 10 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF LOTS, 327 AND 328 IN AFORESAID SUBDIVISION, IN COOK COUNTY, ILLINOIS, THE PROPERTY (COMMON) ADDRESS OF WHICH IS 4500 WEST 93RD STREET, OAK LAWN, IL 60453, AND THE PERMANENT INDEX (REAL ESTATE TAX) NUMBER OF WHICH IS: LOT 324 24-03-312-019-0000, LOT 325 24-03-312-018-0000, LOT 326 24-03-312-017-0000, LOT 327 24-03-312-016-0000, LOT 328 24-03-312-015-0000,

I attest that by affirmative vote of 15 Condominium Unit Owners having an aggregate total ownership percentage of 100%, the Condominium Unit owners have attained the requisite three-fourths (3/4) affirmative vote of the Unit Owners, and therefore, as provided by the Condominium Declaration ARTICLE 20.06, have approved the amendment of the Declaration ARTICLE XVII, SECTION (f).



Charles LaPointe  
Condominium Association President  
4500 West 93<sup>rd</sup> Street  
Oak Lawn, IL 60453

Subscribed and sworn to before me this 25<sup>th</sup> day of May, 2006.

  
Mary F. Riina, NOTARY PUBLIC



My commission expires December 4, 2008.