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Doc#: 0702418004 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2007 10:19 AM Pg: 1 of 15

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CHASE WOLCOTT CONDOMINIUM ASSOCIATION

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the Chase Wolcott Condominium Association (hereafter "Association"), which Declaration was recorded on May 18, 2000 as Document Number 00358952 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Section 21 of the aforesaid Declaration. This section provides that the Declaration may be amended by an instrument in writing executed by owners representing at least three-fourths (3/4ths) of the total vote and certified by the Secretary of the Board. In addition, Section 21 of the Declaration requires that a copy of any amendment must be mailed by certified mail to all First Mortgagees of the individual Units.

RECITALS:

WHEREAS, the Declaration has submitted certain real property to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Association is the assignee of the Developer's rights as set forth and described in the Declaration; and

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

KERRY T. BARTELL
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 — (847) 537-0500

WHEREAS, the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, said instrument has been approved by owners having at least three-fourths (3/4ths) of the total votes, and



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the ballots and petitions are attached hereto; and

WHEREAS, pursuant to Section 21 of the Declaration, the Secretary of the Board has certified the Amendment on Exhibit C, attached hereto; and,

WHEREAS, pursuant to Section 21 of the Declaration, a copy of said instrument has been mailed by certified mail to all holders of first mortgages of record, as evidenced by the affidavit of the Secretary of the Board attached hereto as Exhibit D.

NOW THEREFORE, the Association hereby declares that the Declaration is hereby amended in accordance with the text which follows.

1. **The third to last paragraph of Section 18 of the Declaration shall be deleted in its entirety and replaced with the following:**

e. Limits on Lease Terms: Notwithstanding any foregoing provisions of this Declaration to the contrary, rental or leasing of Units is prohibited effective with the recording of this Amendment, except as hereinafter provided. Any Owner leasing their Dwelling Unit prior to the effective date of this Amendment shall be allowed to continue to rent their unit until the current tenant vacates the unit.

(i) No Dwelling Unit shall be leased for a period of one (1) year and shall not be used for hotel or transient purposes.

(ii) Any owner leasing their Dwelling Unit on the effective date of this Amendment must provide a copy of the lease to the Board. Any lease shall be in writing and shall provide that such 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. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(iii) Any person or persons related by blood or marriage to the Owner shall not be subject to this section. A person related by blood or marriage is defined as a parent, grandparent, child, or grandchild.

(iv) A Unit Owner may apply for a one year hardship waiver of enforceability of this policy. The Unit Owner must submit a request, in writing, to the Board of Directors, requesting a hardship waiver, setting forth all reasons why they are entitled to same. The Board in its sole discretion may grant a hardship waiver for one year only. All decisions of the Board are final. Failure to abide by all rules and regulations of the Association may result in revocation of hardship status.

(v) All tenants shall acknowledge in writing that they have received copies of the rules and regulations of the Association and a copy of the written receipt shall be submitted to the Board of Directors.

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(vi) Any Unit being leased out in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Managers may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

(vii) In addition to the authority to levy fines against the Unit Owner for violation of this Amendment 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 their tenant, under 735 ILCS 5/9-101 et seq., an action for injunctive and other equitable relief, or an action at law for damages.

(viii) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(ix) 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.

(x) The Board of Directors of the Association shall have the right to lease out any Association-owned units or any unit which the Association has possession of pursuant to any court order.

2. Section 19 of the Declaration shall be amended by adding the following to the end of the Section:

Subject to the following, no owner may keep more than one (1) dog and/ or three (3) cats in their unit at any given time. Any owner who has more than one (1) dog and/ or three (3) cats in their Unit as of the effective date of this Amendment may keep such additional pets until such time as they die or otherwise are removed from the Unit. However, such pets shall not be replaced. The Board may also adopt such rules and regulations restricting the areas of the Common Elements in which pets may be located and similar requirements, and fines for the violation thereof as it deems reasonable and appropriate. Each Unit Owner or Occupant shall be responsible for removing any waste deposited by such animal.

3. 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.

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

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UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION**

LOT 4 IN BLOCK 3 IN TOUHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST QUARTER SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 7300-02 N. Wolcott, Chicago, Illinois 60626, and
1908-14 W. Chase, Chicago, Illinois 60626

Permanent Index Number: 11-30-417-007

Unit No.	Address	PIN No.
B-1	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1908 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1001
B-2	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1002
101	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1003
102	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1004
103	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1908 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1005
104	1910 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1006
105	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1912 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1007
106	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1914 W. Chase, Chicago, Illinois 60626)	11-30-417-008-1008
201	7300 N. Wolcott Avenue, Chicago, Illinois 60626	11-30-417-008-1009
202	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 7302 N. Wolcott Avenue, Chicago, Illinois 60626)	11-30-417-008-1010
203	1908 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1011
204	1910 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1012
205	1912 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1013
206	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1914 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1014

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301	1910 W. Chase Avenue, Chicago, Illinois 60626 (commonly known as 7300 N. Wolcott Avenue, Chicago, Illinois 60626)	11-30-417-008-1015
302	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 7302 N. Wolcott Avenue, Chicago, Illinois 60626)	11-30-417-008-1016
303	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1908 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1017
304	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1910 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1018
305	7300 N. Wolcott Avenue, Chicago, Illinois 60626 (commonly known as 1912 W. Chase Avenue, Chicago, Illinois 60626)	11-30-417-008-1019
306	1914 W. Chase Avenue, Chicago, Illinois 60626	11-30-417-008-1020

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EXHIBIT B PERCENTAGES OF OWNERSHIP

Unit No.	% of Ownership
B-1	5.48%
B-2	5.79%
101	5.76%
102	4.78%
103	5.79%
104	4.49%
105	3.74%
106	5.01%
201	5.76%
202	4.78%
203	5.80%
204	4.49%
205	3.74%
206	5.01%
301	5.76%
302	4.78%
303	5.80%
304	4.49%
305	3.74%
306	5.01%
TOTAL	100.00%

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EXHIBIT C CERTIFICATION AS TO UNIT OWNER APPROVAL

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, David L. Hertzig, do hereby certify that I am the duly elected and qualified Secretary for the Chase Wolcott Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

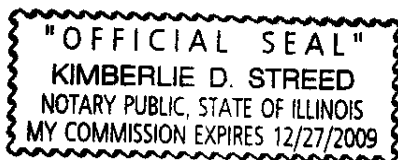
I further certify that the attached Amendment to the Declaration of the Chase Wolcott Condominium Association, was duly adopted in accordance with the provisions of Section 21 of the Declaration and the official petitions/ballots approving said Amendment are attached hereto and incorporated herein as part of said Amendment.

David L. Hertzig
Secretary

Signed and dated before me this

8th day of January, 2008.

Kimberlie D. Streed
Notary Public



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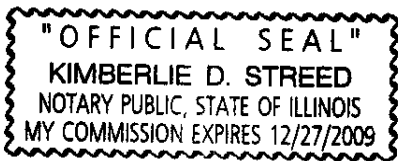
EXHIBIT D AFFIDAVIT OF MORTGAGE APPROVAL

I, David L. Hertzig, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the Chase Wolcott Condominium Association, and that a copy of the foregoing Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership not less than 10 days prior to the date of this affidavit.

David L. Hertzig
Secretary
Chase Wolcott Condominium Association

Signed and dated before me this
8th day of January, 2008.

Kimberlie D. Streed
Notary Public

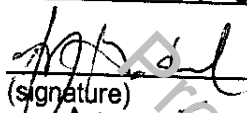
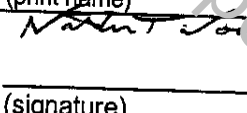
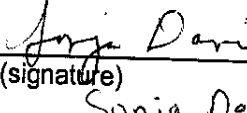
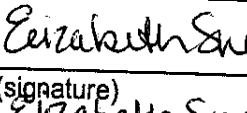
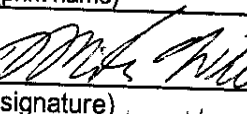
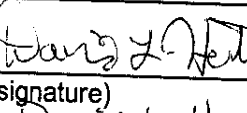
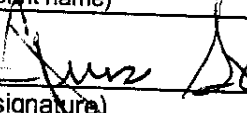


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PETITION TO APPROVE AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE CHASE WOLCOTT CONDOMINIUM ASSOCIATION

We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding **LEASING**, as attached hereto.


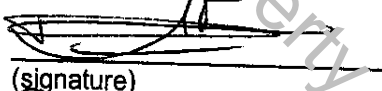

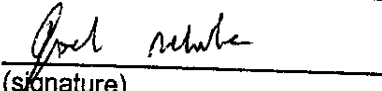
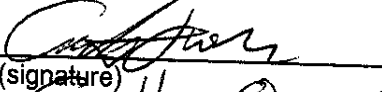
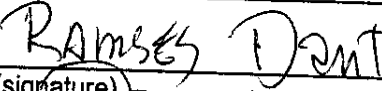
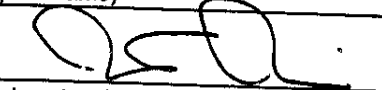
Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
 (signature) Adam Gersel (print name)	1908 W Chase #103 Chicago, IL Date: 11/12/06	
 (signature) Nerdlund (print name)	1914 W Chase #2 Chicago, IL Date: 11/12/2006	
 (signature) Sonja Daniels (print name)	1914 W. Chase #306 Chicago, IL Date: 11/12/06	
 (signature) Elizabeth Snezek (print name)	1910 W Chase #204 Chicago, IL Date: 11/12/06	
 (signature) Mike Wilbrod (print name)	1908 W. Chase #B1 Chicago, IL Date: 11/12/06	
 (signature) David L. Hertzog (print name)	1910 W. Chase #304 Chicago, IL Date: 11-12-2006	
 (signature) CHRIS SAURI (print name)	5901 N. SHERIDAN #3B 60666 Chicago, IL Date: 11-12-06	(Not provided) Pres. Auth Owner does not consent / approve

Nothman

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We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding **LEASING**, as attached hereto.

Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
 (signature) Brent Orage (print name)	7302 N. Wolcott IN Chicago, IL 60626 Date: 12 Nov. 2006	
 (signature) DUPONT (print name)	1912 W. Chase Chicago, IL 60626 Date: Nov 12 2006	
 (signature) Melina Ruff-Ashford (print name)	1908 W. Chase Chicago, IL 60626 #203 Date: 11/12/06	
 (signature) Joel Nekuda (print name)	1912 W. Chase #305 Chicago, IL 60626 Date: 11/12/06	
 (signature) Carlton Owens (print name)	7300 N. Wolcott Chicago, IL Date: Nov. 20, 2006	
 (signature) Ramsey Denton (print name)	Apt 101 Chicago, IL Date: Yes 11/20	
 (signature) Matthew Miller (print name)	1908 W. Classic Chicago, IL #303 Date: 11/20/06	

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We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding **LEASING**, as attached hereto.

Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
<u><i>Laazarczyk</i></u> (signature) <u>P. LAZARCZYK</u> (print name)	<u>7302 W. Wolcott</u> Chicago, IL Date: <u>11/21/06</u>	
<u><i>[Signature]</i></u> (signature) <u>Karna Zombas</u> (print name)	<u>1914 W. Chase 106</u> Chicago, IL Date: <u>Nov-26-06</u>	
_____ (signature) _____ (print name)	_____ Chicago, IL Date: _____	
_____ (signature) _____ (print name)	_____ Chicago, IL Date: _____	
_____ (signature) _____ (print name)	_____ Chicago, IL Date: _____	
_____ (signature) _____ (print name)	_____ Chicago, IL Date: _____	
_____ (signature) _____ (print name)	_____ Chicago, IL Date: _____	

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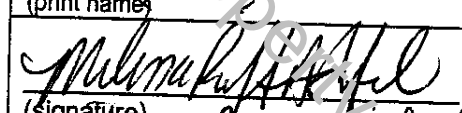
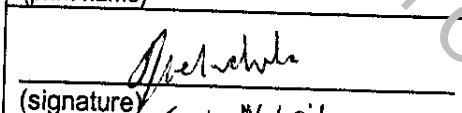
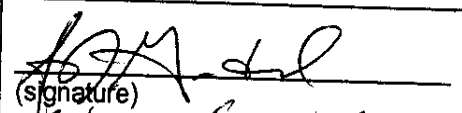
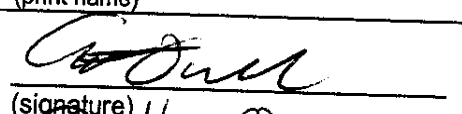
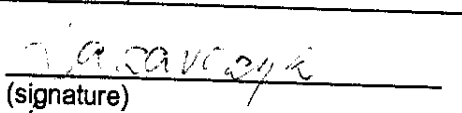
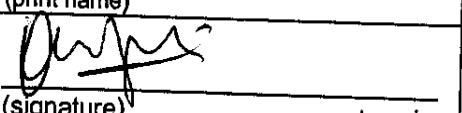
We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding **PETS**, as attached hereto.

Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Jon Daniel</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Jon Daniel</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1914 W. Chase #306</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 11/12/06</div>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Elizabeth Snerel</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Elizabeth Snerel</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1910 W. Chase #204</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 11/12/06</div>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>B. S. Nordlund</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Barbara S. Nordlund</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1914 W Chase #2</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 11/12/06</div>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Mike Willard</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Mike Willard</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1908 W. Chase #B2</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 11/12/06</div>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>David L. Hertzog</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">David L. Hertzog</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1910 W. Chase #304</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 11-12-2006</div>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Cyrus Sadri</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">CYRUS SADRI</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">5901 N. SHERIDAN 3B</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 11-12-06</div>	
<div style="border-bottom: 1px solid black; padding-bottom: 2px;"><i>Brent Drage</i></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(signature)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Brent Drage</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">(print name)</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">7302 W. Wolcott 1N</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Chicago, IL</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">Date: 12 Nov. 2006</div>	

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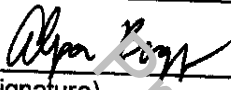
We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding **PETS**, as attached hereto.

Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
 (signature) <u>DU PONT</u> (print name)	<u>1912 W. Chase</u> Chicago, IL #205 Date: <u>Nov 12, 2006</u>	
 (signature) <u>Melissa Ruff</u> (print name)	<u>1908 W. Chase Ave</u> Chicago, IL 60626 #203 Date: <u>11/12/06</u>	
 (signature) <u>Joel McBride</u> (print name)	<u>1912 W. Chase #305</u> Chicago, IL Date: <u>11/12/06</u>	
 (signature) <u>Adam Gerdel</u> (print name)	<u>1908 W. Chase #103</u> Chicago, IL Date: <u>11/12/06</u>	
 (signature) <u>Carlton Owens</u> (print name)	<u>7300 N. Wolcott</u> Chicago, IL Date: <u>Nov. 20, 2006</u>	
 (signature) <u>LAZZARINI</u> (print name)	<u>7307 N. Wolcott</u> Chicago, IL Date: <u>11/21/06</u>	
 (signature) <u>Karma Zampyi</u> (print name)	<u>1914 W. Chase 106</u> Chicago, IL 19 Date: <u>Nov-26-06</u>	

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We, the undersigned, do hereby approve the amendment to the Declaration of Condominium Ownership for the Chase Wolcott Condominium Association, specifically regarding **PETS**, as attached hereto.

Name (Signature)	Address	Name of Address of Mortgagee & Loan No.
<div style="text-align: center;">  (signature) ALPA BAGGA (print name) </div>	<div style="text-align: center;"> 1910 W. Chase, #104 Chicago, IL Date: 11/30/06 </div>	
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____ Chicago, IL Date: _____ </div>	
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____ Chicago, IL Date: _____ </div>	
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____ Chicago, IL Date: _____ </div>	
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____ Chicago, IL Date: _____ </div>	
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____ Chicago, IL Date: _____ </div>	
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____ Chicago, IL Date: _____ </div>	