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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
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Prepared by and after
recording return to:

Kathleen A. Penland
PENLAND & HARTWELL, LLC
One North LaSalle Street
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Chicago, IL 60602

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND
BYLAWS EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CAMPBELL
COURTS CONDOMINIUM**

This Amendment to the Declaration of Condominium Ownership and Bylaws Easements, Restrictions and Covenants for the Campbell Courts Condominium (the "Declaration") made and entered into this 3rd day of November, 2007 by the Board of Directors of The Campbell Courts Condominium Association of Chicago (the "Board").

WITNESSETH:

Pursuant to the Declaration which was recorded with the Cook County Recorder of Deeds as document number 00010529132, the Board administers the condominium property located at 4652-4656 N. Campbell and 2501-2503 W. Leland, Chicago, Illinois, which is legally described on Exhibit "A" attached to this Amendment.

The Board and the Unit Owners desire to amend the Declaration to maintain the Association as a residential condominium by prohibiting, prospectively, the leasing of units to others as a regular practice.

Article XXIII, Section 6 of the Declaration states that the provisions of the Declaration may be amended, changed or modified by (i) a written instrument, signed and acknowledged by all members of the Board and at least three-fourths (3/4) of the Unit Owners ("Approving Unit Owners"); (ii) containing an affidavit signed by an officer of the Board certifying that a copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit; and (iii) that the instrument setting forth such amendment be recorded.

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The Amendment set forth below has been approved by the Board and Approving Unit Owners and has been mailed to all mortgagees as provided in the Affidavit of an officer of the Board attached hereto as Exhibit "B"; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article XXIV is hereby inserted into the Declaration as follows:

"ARTICLE XXIV

RESTRICTIONS ON LEASING OF UNITS

It is the intent of this Declaration that the Unit Owner or contract purchaser of each Unit in the Association shall occupy and use such Unit as a private dwelling and not for business, speculative or investment purposes. A Unit Owner shall not lease a Unit during the first year of ownership. Thereafter, leasing of the Unit is prohibited except as follows:

1. To meet special situations or practical difficulties, each Unit Owner may lease his Unit for up to three one-year terms during his term of Ownership. The terms of each lease need not be consecutive.
2. The subleasing of Units is prohibited.
3. Leases in existence at the time this Amendment is recorded shall not be impaired and shall be permitted to continue for the remainder of the designated lease term. Upon expiration of the lease term, the restriction contained in this Amendment shall be in effect with regards to any new lease.
4. The provisions of the Act, the Declaration, and rules and regulations of the Association that relate to the use of the Unit or the Common Elements shall be applicable to any person leasing a Unit and shall be deemed to be incorporated into any lease. The Unit Owner exercising his right to lease a Unit as provided above shall deliver a copy of the signed lease to the Board not later than ten (10) days after the lease is signed or prior to occupancy, whichever comes first. In addition to any other remedies, by filing an action jointly against the tenant and the Unit Owner, the Association may seek to enjoin a tenant from occupying a Unit or seek to evict a tenant under the provisions of Article IX of the Code of Civil Procedure for failure of the Unit Owner to comply with the leasing requirements prescribed by the Act, the Declaration or rules and regulations of the Association. The Board may proceed directly against a tenant, at law or in equity, or under the provisions of the Code of Civil Procedure, for any other breach by tenant of any covenants, rules, regulations or By-laws.

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5. The Board may adopt reasonable rules and regulations that govern the leasing of a Unit.

6. A Unit Owner shall not delegate transfer, surrender or avoid the duties, responsibilities and liabilities of a Unit Owner under the Act, Declaration or rules and regulations of the Association.”

All other provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, pursuant to the affirmative vote of the Approving Unit Owners, the Board has duly executed this Amendment on the day and year first above written.

**BOARD OF DIRECTORS OF THE
CAMPBELL COURTS CONDOMINIUM
ASSOCIATION OF CHICAGO**

Angela DeStefano, Secretary
Susan Jean Vernon, President
John M. ..., TREASURER

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STATE OF ILLINOIS

SS.

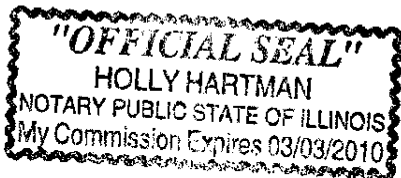
COUNTY OF C O O K

I, H. Hartman, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Andrea Dudding, Susan Vernon and Luke Mattson personally known to me to be the same persons whose names are subscribed to the foregoing Amendment to the Declaration of Condominium Ownership and Bylaws Easements, Restrictions and Covenants for the Campbell Courts Condominium Association, as the Board of Directors of The Campbell Courts Condominium Association of Chicago, appeared before me this day in person and acknowledged that they signed and delivered the said Amendment as their free and voluntary act and as the free and voluntary act of The Campbell Courts Condominium Association of Chicago for the uses and purposes set forth therein.

Given under my hand and notarial seal this 3 day of November, 2007.

H. Hartman

Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

THE CAMPBELL COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 5 IN THE NORTH WEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 OF THE THIRD PRINCIPLE MERIDIAN, LYING NORTH OF THE NORTH WEST ELEVATED RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4652-4656 N. Campbell and 2501-2503 W. Leland, Chicago, Illinois

Permanent Index No. 13 13 210 038 - 1001 through 1016.

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EXHIBIT "B"

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

AFFIDAVIT

The undersigned, being first duly sworn, deposes and says:

1. I, Andrea Dudding, am the duly elected and acting Secretary of The Campbell Courts Condominium Association of Chicago.
2. On November 3, 2007, the Amendment to the Declaration of Condominium Ownership and Bylaws Easements, Restrictions and Covenants for the Campbell Courts Condominium Association, to which this Affidavit is attached, was approved by no less than three-fourths of the Unit Owners.
3. On November 9, 2007, I delivered, by U.S. Certified Mail, a copy of this Amendment to all mortgagees having a bona fide lien against a Unit in the Association.

**THE CAMPBELL COURTS
 CONDOMINIUM ASSOCIATION OF
 CHICAGO**

Campbell Courts Condominium Assoc. of Chicago
 By Andrea Dudding, Secretary Chicago

Subscribed and sworn to before me
 this 12th day of November, 2007.

Shelly Surdyk
 Notary Public



