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FIRST AMENDMENT TO
DECLARATION OF PARTYWALL
RIGHTS, COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS
FOR ASHFORD MANOR WEST
TOWNHOUSE ASSOCIATION



0801108262

Doc#: 0801108262 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2008 11:14 AM Pg: 1 of 5

Amendment to the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions For Ashford Manor West Townhouse Association, as amended, recorded in the office of the Cook County Recorder of Deeds on August 24, 1994, Cook County, Illinois as Document Number 94750735.

This document is recorded for the purpose of amending the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions For Ashford Manor West Townhouse Association which Declaration was recorded in the office of the Cook County Recorder of Deeds as Document No. 94750735 in Cook County, Illinois, as amended from time to time, legally described on Exhibit A attached hereto.

This Amendment is adopted pursuant to the provisions of Article XII Section 12.05 of the aforesaid Declaration. Said section provides that the Declaration may be amended by an instrument in writing, the text of which is set forth below, shall become effective upon the recordation in the Office of the Recorder of Deeds of Cook County, Illinois, executed by at least seventy-five percent (75%) of the total votes then subject to the Declaration.

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, the Board and Owners desire to amend the Declaration in order to prohibit leasing and further require that all Units be owner-occupied; and

WHEREAS, the amendment has been approved in writing by the acknowledged signatures of the President and Secretary of the Board and by the acknowledged signatures of at least seventy-five percent (75%) of the Unit Owners, all in compliance with Article XII Section 12.05;

NOW THEREFORE, the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for Ashford Manor West Townhouse Association is hereby amended in accordance with the text which follows:

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(a) Notwithstanding any other provisions of the Declaration, each Unit Owner shall occupy and use such Unit as a private dwelling for himself/herself and his/her immediate family. Rental or leasing of units is strictly prohibited.

(b) The leasing prohibition shall be prospective and become effective upon the recording of this First Amendment as follows:

(1) The provisions of subsections (a) and (b) shall not apply to the rental or leasing of Units by the Association through its Board of Managers.

(2) The provisions of subsections (a) and (b) shall not apply to a mortgage holder's rental of a Unit during a judicial foreclosure proceeding if the case is being reasonably and diligently prosecuted, provided that (i) the Board is notified of the pending proceeding, (ii) the Board is notified of the Unit rental, (iii) any lease for the Unit contains provisions that the lessee has received a copy of the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for Ashford Manor West III Townhouse Association and Rules and Regulations and agrees to be bound thereby.

(3) If there is any violation of the foregoing by a Unit Owner, such violation shall be subject to each and all rights and remedies of the Board hereunder and each and all of the remedies and actions available to the Board here under at law or in equity. If the Board is required to take legal action, the Board shall charge back all attorneys fees and court costs against the Unit Owner as a special assessment.

(4) In the event a Unit is currently non-owner occupied, the aforementioned restriction shall become effective immediately upon the Unit Owner upon vacation of the Unit by the current non-owner occupant and the Unit Owner shall be required to either occupy or sell the Unit. A Unit which is currently rented or non-owner occupied shall be grandfathered to the extent it applies to the current tenant or current non-owner occupant only.

(c) Except to the extent that they conflict with the amendatory language set forth above, the remaining provisions of the Declaration shall continue in effect without change.

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As evidence of such agreement and consent to the foregoing Amendment, the members of the Board of Directors hereby affix their hands and seals and attach hereto the signatures of the Unit Owners.

Acknowledged this 8th day of October, 2007.

May Padgett
Board President

Lorayne Breyer
Board Secretary

Board of Directors:

Loretta MacCadden Treas.

Bill Noonan Treas.

Tom Sineswaki Vice Pres.

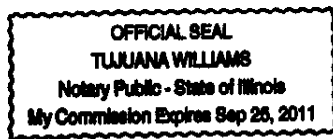
May Padgett Pres.

Lorayne Breyer Sec.

Subscribed and sworn to before me this 8th day of October, 2007.

Tijana Williams
Notary Public

Seal:



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CERTIFICATION AS TO UNIT OWNER APPROVAL

STATE OF ILLINOIS

COUNTY OF COOK

I, Sergio Bruyer, state that I am the Secretary of the Board of Managers of the Ashford Manor West Townhouse Association, and as such Secretary and the keeper and custodian of the books and records of said Association, hereby certify that the persons whose names are subscribed to the foregoing instruments represent the unit owners having at least seventy-five percent (75%) of the total vote.

By: Sergio Bruyer
Secretary

Dated: 10/9/07

Property Cook County Clerk's Office

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Legal Description

Lots 3, 4, 5, 6, 7, 8 & 9 of Ashford Manor West Phase II in the Northwest Quarter of Section 24, Township 36, North Range 12, Ease of the Third Principal Meridian in Cook County Illinois.

PINs:

27-24-110-026			
27-24-110-027			
27-24-110-028			
27-24-110-029	27-24-110-042		
27-24-110-030	27-24-110-043	27-24-110-055	27-24-110-067
27-24-110-031	27-24-110-044	27-24-110-056	27-24-110-068
27-24-110-032	27-24-110-045	27-24-110-057	27-24-110-069
27-24-110-033	27-24-110-046	27-24-110-058	27-24-110-070
27-24-110-034	27-24-110-047	27-24-110-059	27-24-111-052
27-24-110-035	27-24-110-048	27-24-110-060	27-24-111-053
27-24-110-036	27-24-110-049	27-24-110-061	27-24-111-054
27-24-110-037	27-24-110-050	27-24-110-062	27-24-111-055
27-24-110-038	27-24-110-051	27-24-110-063	27-24-111-056
27-24-110-039	27-24-110-052	27-24-110-064	27-24-111-057
27-24-110-040	27-24-110-053	27-24-110-065	27-24-111-058
27-24-110-041	27-24-110-054	27-24-110-066	27-24-111-059
27-24-111-060	27-24-111-061	27-24-111-062	27-24-111-063
27-24-111-064	27-24-111-065	27-24-111-066	27-24-111-067
27-24-111-068	27-24-111-069	27-24-111-070	27-24-111-071
27-24-111-050			

Cook County Clerk's Office