UNOFFICIAL LIPEY

Doc#: 0805339093 Fee: \$102.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/22/2008 10:57 AM Pg: 1 of 40

This instrument prepared by and after recording return by mail to:

Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM RECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this day of Movembile, 2007 by all of the Unit Owners of said Condominium.

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Deciaration of Condominium Ownership recorded as Document No. 25318453 with respective apportenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condomir: and desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

0805339093 Page: 2 of 40

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Percentage of Ownership
6 O 7
6.97
6.97
6.97
7.14
7.14
7.14
6.49
8.94
7.14
7.14
10.78
8.59
8.59
100%

2. Article XVII is hereby amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. Lethe event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate sala unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1211-2</u> of the Flairwood Condominium.

Samuel G. Patterson

0805339093 Page: 3 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)	
) S.S.	
COUNTY OF COOK)	
ff /	
$N_{\mathcal{N}}$	
The undersigned, a Notary Public in and for the certify that SAMUEL C. PATTERSON personal for the certify that SAMUEL C. PATTERSON personal for the certify that SAMUEL C. PATTERSON personal for the certific that the certific tha	County and State aforesaid, does hereby
certify that SAMUEL O. PATTERSON possible to	hymie, whose name is subscribed to
the foregoing instrument appeared before me this day in p	
and delivered the said instrument as his own free and v	voluntary act, for the uses and purposes
therein set forth.	
Dated: 1001/9007	My M
Copp Segun Refin	My commission expression: Not ETPIRE
Notary Public 1 N of 17 UP-19+12	
PROUINCE OF	
PRODINGE OF ONTARIO, CAMADA	
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	CV

0805339093 Page: 4 of 40

UNOFFICIAL COPY

This instrument prepared by and after recording return by mail to:

Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM RECOPDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this _/s+ day of November 2007 by the FLAIRWOOD CONDOMINIUM ASSOCIATION, the association of unit owners for the condominium, and co-executed by all of the Unit Owners of the Condominium

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document No. 25318453 with respective appurtenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and Bylaws require two-thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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1. The schedule of Percentage of Ownership Interest of the respective units in the Common Elements presently set forth in the Second Amendment to Declaration of Condominium Ownership for Flairwood Condominium of Document No. 88269163 is amended to read as follows:

Unit No.	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1211-3	7.14
1213-1 Ox	10.78
1213-2	8.59
1213-3	8.59
TOTAL	100%
101110	

2. Article XVII is hereby amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, of any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment is further executed in counter-parts by each Unit Owner, each of which shall be deemed an original, and attached hereto.

IN WITNESS WHEREOF, THE FLAIRWOOD CONDOMINIUM ASSOCIATION has the day and date above written caused this Amendment to be executed by its President and attested to by its Secretary who also herewith certifies that the foregoing amendments were duly adopted as set forth in the above recitals and herein.

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FLAIRWOOD CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

By Suver, President

ATTESTED AND CERTIFIED:

Marilyn/Campbell, Secretary

STATE OF ILLINOIS

S.S.

COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Brian Suver, personally known by me to be the President of the Flairwood Condominium Association, an Highois not-for-profit corporation, and Marilyn Campbell, Secretary thereof, personally known to be to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their two free and voluntary act of said association for the uses and purposes therein set forth;

Dated January 15, 2007

Meghannkmurp O. o. Notary Public

Official Sea Meghann K Murphy Notary Public State of Illinois My Commission Expires 01/04/2012 0805339093 Page: 7 of 40

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STATE OF ILLINOIS)	
)	S.S
COUNTY OF COOK)	

AFFIDAVIT OF SECRETARY

MARILYN CAMPBELL, being duly sworn, deposes and says:

1. I am the Secretary of the Flairwood Condominium Association, an Illinois pot-for-profit corporation, the association of unit owners for the Flairwood Condominium.

2. I notified all holders of mortgages and liens of record of the condominium units of the foregoing Amendment by mailing to each of them at their respective addresses of record, by certified mail, a copy of the foregoing instrument and depositing the same in the U.S. mail at Chicago, Illinois on February 15, 2008 with proper postage prepaid. The identity of said mortgagees was obtained by reference to the insurance records of the condominium, tract searches, and/or by information solicited and received from the unit owners in the condominium.

Subscribed and sworm to before me

this 15th day of January, 2008

Meghanakmerphef Notary Public Official Selai Meghanin k Murphy Notary Palbac State of Illnoii My Controlsaigh Expires 01/04/2012 0805339093 Page: 8 of 40

This instrument prepared by

UNOFFICIAL COPY

and after recording return by mail to:
0.11 0.011 1.1
Steinberg & Steinberg, Ltd.
Attorneys at Law
111 W.Washington St. Suite 1421
Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM & CORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document No. 25318453 with respective appurenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of act of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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Unit No.	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1212-3	7.14
1243-4	10.78
1213-2	8.59
1213-3	8.59
TOTAL	100%

2. Article XVII is here by amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered real of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1207-2</u> of the Flairwood Condominium.

Grace Itter

Lawrence Itter

0805339093 Page: 10 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that GRACE ITTER and LAWRENCE ITTER personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Precita P Remirez
Netary Public State of Illingi
Mu Commission Explana 1984

Jotary Public

My commission expires on:

Coot County Clart's Office

/ _ _

0805339093 Page: 11 of 40

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and after recording return by	
mail to:	
Coll D. Carlinhouse Tad	1

Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602

This instrument prepared by

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM KECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DCCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this 12 day of 15 day of 15

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document No. 25318453 with respective appur enant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire (c) change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-thi ds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERS UP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

0805339093 Page: 12 of 40

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<u>Unit No</u> .	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1111-3	7.14
1215-1	10.78
1213-2	8.59
1213-3	<u>8.59</u>
TOTAL	100%

2. Article XVII is herely amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1207-1</u> of the Flairwood Condominium.

0805339093 Page: 13 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that SHERYLL LAPENIA and JAMES NG personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated: _

Notary Public

My commission expires on:

Blukens County Clart's Office

OFFICIAL SEAL GREG RONDA

10/12/07

Notary Public - State of Illinois My Commission Expires Aug 11, 2008 0805339093 Page: 14 of 40

UNOFFICIAL COPY

and after recording return by		
mail to:		
Steinberg & Steinberg, Ltd.		
Attornave at Law	l l	

Attorneys at Law
111 W.Washington St. Suite 1421
Chicago, IL. 60602

This instrument prepared by

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM FLOORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DCCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Decruration of Condominium Ownership recorded as Document No. 25318453 with respective appurenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire a change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERS (I)P FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

0805339093 Page: 15 of 40

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<u>Unit No</u> .	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1211-3	7.14
1215 1	10.78
1213-2	8.59
1213-3	8.59
TOTAL	100%

2. Article XVII is herely amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mail.ng.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1207-3</u> of the Flairwood Condominium.

Grace Itter

Lawrence Itter

0805339093 Page: 16 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that GRACE ITTER and LAWRENCE ITTER personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated:

1 Dal

My commission expires on:

Sept. 15, 2008

Sept. 15, 2008

Clepts
Office

0805339093 Page: 17 of 40

This instrument prepared by

UNOFFICIAL COPY

and after recording return by
mail to:
Steinberg & Steinberg, Ltd.
Attorneys at Law
111 W.Washington St. Suite 1421
Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM PLECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MAIRWOOD CONDOMINUM is made as of this Market day of 100 meters. 2007 by all of the Unit Owners of said Condominium.

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Decigration of Condominium Ownership recorded as Document No. 25318453 with respective appurtenant undivided percentages of ownership of the common elements as set forth in the Second Anendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominum desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERS TP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

0805339093 Page: 18 of 40

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Unit No.	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
12(1)3	7.14
1213 1	10.78
1213-2	8.59
1213-3	<u>8.59</u>
TOTAL	100%

2. Article XVII is hereby aniended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered man of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1209-1</u> of the Flairwood Condominium.

Barbara Pernai

0805339093 Page: 19 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that BARBARA PERNAI personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes

therein set forth.

Dated: 10-16-6

OFFICIAL SEAL ELDA BURIAN NOTARY PUBLIC STATE OF ILLU

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Mar. 5, 2010

Notary Public

My commission expires on: 3-5-10Or Contract Contract

прэм: снарман &cutter 0805339093 Page: 20 of 40

UNOFFICIAL COPY

This instrument prepared by and after recording return by mail to:

Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM RECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFT: AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this 13 day of _______, 2007 by all of the Unit Owners of said Condominium.

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document No. 25318453 with respective appurament undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded 25 Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article 'III of the By-Laws so that future amendments to both the Declaration and By-laws require two-thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

UNOFFICIAL COPY

Unit No.	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1211-3	7.14
1213-	10.78
1213.4	8.59
1213-3	8.59
TOTAL	100%

2. Article XVII is hereby amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered incil of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such maining.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures of reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1209-2</u> of the Flairwood Condominium.

Ruth Buchheit-Gagliano

Ruth Buchheit-Gagliano

FROM: CHAPMAN &CUTLER

UNOFFICIAL COPY

STATE OF ILLINOIS)) S.S. COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that RUTH BUCHHEIT-GAGLIANO personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth. Official Seal

Dated:

My commission expires on:

Priscilla P Ramirez

Or Coot County Clart's Office

0805339093 Page: 23 of 40

This instrument prepared by

111 W.Washington St. Suite 1421

Chicago, IL. 60602

UNOFFICIAL COPY

and after recording return by
mail to:
Steinberg & Steinberg, Ltd.
Attorneys at Law

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM KECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DCCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this 13 day of 15 day of 15

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Decuration of Condominium Ownership recorded as Document No. 25318453 with respective appurenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire (c) change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-thi ds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERS P P FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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UNOFFICIAL COPY

<u>Unit No</u> .	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1241-2	7.14
1211-3	7.14
1213	10.78
1213-2	8.59
1213-3	8.59
TOTAL	100%

2. Article XVII is hereby arnended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered man of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1209-3</u> of the Flairwood Condominium.

Melissa Grein

0805339093 Page: 25 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)

() S.S.

() COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that MELISSA GREIN personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein art forth.

therein set forth.

Dated: October 13 2005

Official Sent
Presille P. Remirez
Netary Public State of Illineis
My Commission Expires 08/15/08

Goot County Clart's Office

My commission expires on:

0805339093 Page: 26 of 40

Chicago, IL. 60602

UNOFFICIAL COPY

This instrument prepared by
and after recording return by
mail to:
Steinberg & Steinberg, Ltd.
Attorneys at Law
111 W Washington St. Suite 1421

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM PECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTY AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this 22 day of 0.000 and 0.0

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document No. 25318453 with respective appurtement undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominion desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two mirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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UNOFFICIAL COPY

Unit No.	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1211-3	7.14
12i ⁻³ -1	10.78
1213-2	8.59
1213-3	<u>8.59</u>
TOTAL	100%

2. Article XVII is hereby amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Own a, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1211-1</u> of the Flairwood Condominium.

Faye Steiner

Barly Steiner

0805339093 Page: 28 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS FLORIDA) S.S. COUNTY OF COOK) BROWARD

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that FAYE STEINER and BARRY STEINER personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the FIORIDA DRUCE uses and purposes therein set forth.

Dated: 1012307

My commission expires on:



0805339093 Page: 29 of 40

UNOFFICIAL COPY

This instrument prepared by and after recording return by mail to:	
Steinberg & Steinberg, Ltd.	
Attorneys at Law	
111 W.Washington St. Suite 1421	
Chicago, IL. 60602	

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM RECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this // day of ________, 2007 by all of the Unit Owners of said Condominium.

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Decuration of Condominium Ownership recorded as Document No. 25318453 with respective appurt mant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominum desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERS 1. FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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Unit No.	Percentage of Ownership
1207-1 1207-2 1207-3 1209-1 1209-2 1209-3 1209-G 1211-1 1211-2 121'-3 1213-1 1213-2	6.97 6.97 6.97 7.14 7.14 7.14 6.49 8.94 7.14 7.14 10.78 8.59 8.59
1213-3 TOTAL	100%

2. Article XVII is hereby amended as follows:

Amendment. The provision of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered thail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such ma ling

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1211-3</u> of the Flairwood Condominium.

John D. Links

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UNOFFICIAL COPY

STATE OF ILLINOIS)	
)	S.S
COUNTY OF COOK)	

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that JOHN D. LINKS personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Dated: /5/11/07	
Samerilla (No.	My commission expires on:
Notary PAN Commission Expires June 7 2011	6/7/2011
	Olhrin Clarks Office

0805339093 Page: 32 of 40

UNOFFICIAL COPY

This instrument prepared by	
and after recording return by	
mail to:	

Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM RECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this 20 day of 60 to BER., 2007 by all of the Unit Owners of said Condominium.

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Dec aration of Condominium Ownership recorded as Document No. 25318453 with respective appurtenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominism desire to change the undivided percentage interests to better reflect the relative values of (act) of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-th rds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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Unit No.	Percentage of Ownership
1207-1 1207-2 1207-3 1209-1 1209-2 1209-3 1209-G 1211-1 1211-2 1211-3 1213-1 1213-2 1213-3	6.97 6.97 7.14 7.14 7.14 6.49 8.94 7.14 7.14 10.78 8.59 8.59
TOTAL	100%

2. Article XVII is hereby amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mailing.

- 3. Unit 1209-G is currently owned by the Association in the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Ovner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1213-1</u> of the Flairwood Condominium.

George H. King/

0805339093 Page: 34 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that GEORGE H. KING personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Dated:

Norary Public

t i

OFFICIAL SEAL'

Notary Public, State of Winois No Commission Busines April 16, 200 My commission expires on:

Aul 16, 2008

204 COUNTY CLOPA'S OFFICE

0805339093 Page: 35 of 40

UNOFFICIAL COPY

This instrument prepared by and after recording return by mail to:		
Stainbarg & Steinberg I td		

Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM KECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DOCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTE AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this 13th day of Closest, 2007 by all of the Unit Owners of said Condominium.

WITNESSETH:

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership recorded as Document No. 25318453 with respective appurtenant undivided percentages of ownership of the common elements as set forth in the Second Amendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of (act) of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also desire to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-th rds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

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UNOFFICIAL COPY

<u>Unit No</u> .	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
211-1	8.94
1211-2	7.14
1217-3	7.14
1213-1	10.78
1213-2	8.59
1213-3	<u>8.59</u>
TOTAL	100%

2. Article XVII is here by amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered mail of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mai ing.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1213-2</u> of the Flairwood Condominium.

Marilyn Campbell

0805339093 Page: 37 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)) S.S. COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that MARILYN CAMPBELL personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Official Seal alla P Raminez

My commission expires on:

Of Coof County Clerk's Office

0805339093 Page: 38 of 40

UNOFFICIAL COPY

This instrument prepared by and after recording return by mail to:	
Steinberg & Steinberg, Ltd. Attorneys at Law 111 W.Washington St. Suite 1421 Chicago, IL. 60602	

FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM RECORDED AS DOCUMENT NO. 25319453 AND AMENDED BY DCCUMENTS NOS. 25363661, 25691956, 88269163, and 98875961

THIS FIFTH AMENDMENT to the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINUM is made as of this day of ________, 2007 by all of the Unit Owners of said Condominium.

<u>WITNESSETH:</u>

WHEREAS, the Condominium consists of thirteen (13) units as depicted on the Plat of Survey attached as Exhibit A to the Deciaration of Condominium Ownership recorded as Document No. 25318453 with respective apparte ant undivided percentages of ownership of the common elements as set forth in the Second A mendment to Declaration of Condominium Ownership for the Flairwood Condominium recorded as Document No. 88269163

WHEREAS, the Unit Owners of the condominium desire to change the undivided percentage interests to better reflect the relative values of each of the thirteen (13) units in relation to the value of the property as a whole.

WHEREAS, the Unit Owners of the condominium also design to change Article XVII of the Declaration ("Amendment") to make said Article consistent with Article VIII of the By-Laws so that future amendments to both the Declaration and By-laws require two-thirds (2/3) of the total votes.

NOW THEREFORE the DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE FLAIRWOOD CONDOMINIUM, recorded as Document No. 25319453, and amended by Documents Nos. 25363661, 25691956, 88269163, and 98875961 is further amended as follows:

UNOFFICIAL COPY

<u>Unit No</u> .	Percentage of Ownership
1207-1	6.97
1207-2	6.97
1207-3	6.97
1209-1	7.14
1209-2	7.14
1209-3	7.14
1209-G	6.49
1211-1	8.94
1211-2	7.14
1211-3	7.14
1213 !	10.78
1213-2	8.59
1213-3	<u>8.59</u>
TOTAL	100%

2. Article XVII is herety amended as follows:

Amendment. The provisions of this Declaration may be changed, modified or rescinded by an instrument in writing signed by Unit Owners having at least two-thirds (2/3) of the Total Vote in the Association, and is certified by the Secretary of the Board; provided, however, that all lien holders of record shall first be notified by certified or registered anal of such change, modification or rescission, and such instrument shall contain an affidavit of the Secretary certifying to such mail ng.

- 3. Unit 1209-G is currently owned by the Association. In the event Unit 1209-G is subsequently sold by the Flairwood Condominium Association, the sales proceeds shall be retained by the Association to satisfy debt of the Association to renovate said unit and for other capital expenditures. The remaining proceeds, if any, shall be retained by the Association and utilized for capital expenditures or reserves for future capital expenditures.
- 4. This Amendment may be executed in counter-parts by each Unit Owner, each of which shall be deemed an original.

IN WITNESS WHEREOF, this counter-part is executed on the day and date set forth below by the undersigned Unit Owner of <u>Unit 1213-3</u> of the Flairwood Condominium.

Brian Suver

/Patrick/N. Clayberg

0805339093 Page: 40 of 40

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that PATRICK CLAYBERG and BRIAN SUVER personally known by me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated:

Precite P Ramirez

Netary Public State of Winois
My Commission Expires 08/15/08

2004 COUNTY CLORA'S OFFICE

My commission expires on:

Notary Public