

# UNOFFICIAL COPY

**SPECIAL AMENDMENT  
TO:**



**Doc#: 0818234156 Fee: \$38.00**  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2008 03:18 PM Pg: 1 of 2

**DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND  
BY-LAWS, EASEMENTS,  
RESTRICTIONS AND  
COVENANTS FOR THE  
STONE GATE  
CONDOMINIUM IV ASSOCIATION**

**THIS SPECIAL AMENDMENT TO** the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the Stone Gate Condominium IV Association is made and entered into by Stone Gate of Des Plaines, LLC, an Illinois limited liability company (the "Developer" and "Declarant" as defined in the Declaration of Condominium).

**WITNESSETH:**

**WHEREAS**, by a Declaration of Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on April 12, 2007, as Document Number 0710209098, the Declarant thereunder submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

**WHEREAS**, Article IV, Paragraph 7 and Article XIX, Paragraph 6 of the Declaration reserves to the Developer (as defined in the Declaration) the right and power to record a special amendment to the Declaration to amend the Declaration to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities and to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages encumbering any Unit;

<b>THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:</b>	<b>PROPERTY ADDRESS AND P.I.N.</b>
KOLPAK AND LERNER 6767 N. MILWAUKEE AVE., SUITE 202 NILES, IL 60714 (847) 647-0336	370 WESTERN AVE. DES PLAINES, IL 60016 P.I.N. 09-17-100-059-0000

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**NOW THEREFORE**, the Declarant and Developer, for the purposes above set forth, **DECLARE AS FOLLOWS**:

1. The terms and conditions of Article IX, Paragraph 1 entitled "Sale or Lease" shall be and are hereby deleted in their entirety so as to eliminate the Board's right of first refusal or option to purchase a Unit offered by such Unit Owner for sale or lease; except that the terms and conditions of Article IX, Paragraph 1 that state:

"The provisions of the Act, the Declaration, Bylaws, other Condominium Instruments and rules and regulations that relate to the use of the individual Unit or the Common Elements shall be applicable to any person leasing a Unit and shall be deemed to be incorporated in any lease."

shall remain in full force and effect.

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

**IN WITNESS WHEREOF, STONE GATE OF DES PLAINES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, as Declarant as aforesaid has caused its name to be signed in these presents by its duly authorized Manager this 26<sup>th</sup> day of June 2008.

**STONE GATE OF DES PLAINES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,**

BY: John R. Thomas, MANAGER  
Its duly authorized Member or Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that John R. Thomas, Manager the duly authorized Member or Manager of the **STONE GATE OF DES PLAINES, LLC**, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and signed and delivered as his/her own free and voluntary act and the free and voluntary act of said Company for the uses and purposes therein set forth,

GIVEN under my hand and notarial seal this 26<sup>th</sup> day of June 2008.

Sarah M. Saisi  
Notary Public

