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Cook County Recorder of Deeds
Date: 10/02/2008 02:58 PM Pg: 1 of 13

Property of Cook County Office

FIRST AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
NORTH VALLEY LO CONDOMINIUM NO. 20

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereinafter the "Declaration"), for North Valley Lo Condominium No. 20 (hereinafter the "Association"), which Declaration was recorded on 11/8/72, as Document No. 22111651 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereinafter the "Property") legally described on Exhibit "A" which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article XIII, Section 13.07 of the Declaration and Section 20 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of a written instrument setting forth the change or modification, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by members of the Board, and by the owners of the Units (the "Owners") having at least three-fourths of the total vote, and, provided further, that it contains an affidavit by an officer of the Board, certifying that a copy of the change or modification has been sent by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than ten (10) days prior to the date of such affidavit.

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RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to restrict the leasing or rental of units; and

WHEREAS, the amendment has been executed by the President of the Association, signed and acknowledged by members of the Board, and by the Owners having at least three-fourths of the total vote, and due notice having been provided to all mortgagees holding bona fide liens of record against any Unit Ownership, all in compliance with Article XIII, Section 13.07 of the Declaration and Section 20 of the Act;

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for North Valley Lo Condominium No. 20 is hereby amended by adding to it an additional Section, to be Section 8.12, the text which follows;

8.12. Leases

(a) Notwithstanding any other provisions of the Declaration to the contrary, each Owner shall occupy and use his/her Unit as a residence for said Owner and/or the Owner's family (whether related by blood or marriage). Rental or leasing of any Unit or Units except as hereinafter provided in Sub-Sections (b), (c), and (d) below is prohibited.

(b) To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but it is not required to grant permission to a Unit Owner to lease or rent his/her Unit to a specified lessee for a period of not less than twelve (12) consecutive months nor more than twenty-four (24) consecutive months or on such other reasonable terms as the Board may establish. Such permission may be granted by the Board only upon the written application by the Unit Owner to the Board. The Board shall respond to each such application in writing within thirty (30) days of its receipt of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of a lease; provided, however, that in no event shall any Unit Owner be permitted to rent or lease such Unit for more than twenty four (24) consecutive months. The Board's decision shall be final and binding.

(c) Any and all leases in force on the date of the recording this Amendment are not affected by Sub-Sections (a) and (b) above; provided, however, that all such leases must be terminated upon transfer of ownership of the Unit or transfer of the beneficial interest in a trust holding legal title to the Unit. In addition, said Sub-Sections (a) and (b) shall not apply to the rental or leasing of a Unit by an Owner who owned that Unit on or before the effective date of this Amendment.

(d) The provisions of Sub-Sections (a), (b) and (c) of this Section 8.12 shall not apply to the rental or leasing of a Unit to any person related by blood or marriage to the Owner of such Unit, nor shall said Sub-Sections (a), (b) and (c) apply to the rental or leasing of Units owned by the Association through its Board of Managers, and such rentals and leases shall be governed by Section 8.01 of the Declaration.

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(e) Copies of all leases in effect on the date of the recording this Amendment must be submitted to the Board of Managers within thirty (30) days of such recording.

(f) The Board of Managers reserves to itself the first right and option to lease any unit in accordance with the provisions of Section 8.01 of this Article VIII, and the right of first option to lease which is granted to the Board of Managers in said Section 8.01 and the procedure specified therein which is to be followed with respect to such right of first option to lease are equally applicable to all leases provided for in this Section 8.12.

END OF TEXT OF AMENDMENT

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NORTH VALLEY LO CONDOMINIUM NO. 20

UNIT PIN NUMBERS

<u>UNIT NO</u>	<u>NAME OF OWNER</u>	<u>PIN NUMBER</u>
20-A (1712-A Wildberry)	JOHNSON	04-23-302-044-1001
20-B (1712-B Wildberry)	OGDEN	04-23-302-044-1002
20-C (1712-C Wildberry)	LE SAGE	04-23-302-044-1003
20-D (1712-D Wildberry)	CROUCH	04-23-302-044-1004
20-E (1712-E Wildberry)	FALASZ	04-23-302-044-1005

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STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, JAMES L. CROUCH, the President of the Board of Managers of the NORTH VALLEY LC CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration, by my signature below do hereby execute the foregoing amendment to the Declaration.

EXECUTED this 25TH day of January, 2008

By: James L. Crouch
 President

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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

I, MINA OGDEN, state that I am the Secretary of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 20 and hereby certify that the persons whose names are subscribed to the foregoing instrument represent the Owners having at least three-fourths (3/4ths) of the total vote and that, by their respective signatures, said unit owners acknowledged their approval of the amendment to the Declaration set forth in the foregoing instrument as their free and voluntary act for the purpose set forth therein.

By: Mina Ogden

Secretary

Date: 3/20/08

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STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

We, the undersigned, are the members of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we hereby execute the foregoing amendment to the Declaration.

EXECUTED this 22ND day of JANUARY, 2008.

James L. Crouch
James L. Crouch

I, Christina Irelan, a Notary Public, hereby certify that on the above date the above member of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 20, which Board member is personally known to me, appeared before me and acknowledged that, as such Board member, he signed this instrument as his free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.



Christina Irelan
Commission #DD591722
Expires: DEC. 08, 2008
www.AARONNOTARY.com

By: Christina Irelan
Notary Public

EXECUTED this 3 day of 1, 2008.

Dorothy Lesage
Dorothy Lesage
PEIma

I, DANUTA TASIPOULOS, a Notary Public, hereby certify that on the above date the above member of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 20, which Board member is personally known to me, appeared before me and acknowledged that, as such Board member, she signed this instrument as her free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

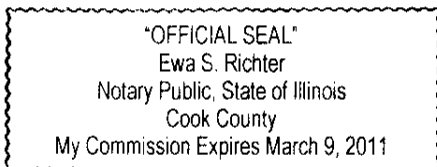
By: Danuta Tasiopoulos
Notary Public

"OFFICIAL SEAL"
DANUTA TASIPOULOS
Notary Public, State of Illinois
My Commission Expires 4-01-2010

EXECUTED this 20TH day of FEB, 2008.

Mina Ogden
Mina Ogden
Mina

I, Ewa S Richter, a Notary Public, hereby certify that on the above date the above member of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 20, which Board member is personally known to me, appeared before me and acknowledged that, as such Board member, she signed this instrument as her free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.



By: Ewa S Richter
Notary Public

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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

The undersigned is a (are) member(s) and owners of units of the NORTH VALLEY LO CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby approve, execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 23rd day of January, 2008

James L. Crouch
Owner's Printed Name

James L. Crouch
Owner's Signature

Marsha K. Crouch
Co-Owner's Printed Name (if any)

Marsha K. Crouch
Co-Owner's Signature

Unit Address: 1712 D Wildberry Drive
Glenview, IL 60025

Being owner(s) of Unit No. D in the North
Valley Lo Condominium No. 20 and having
20 % ownership in the common elements.

Acknowledgement

(In An Individual Capacity)

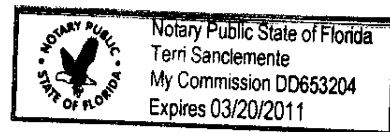
This instrument was acknowledged before me on January 23, 2008 by

James L. Crouch and Marsha K. Crouch

(name of unit owner(s) signing amendment above)

Terri Sanclemente

Notary Public Signature



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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

The undersigned is a (are) member(s) and owners of units of the NORTH VALLEY LO CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby approve, execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 22nd day of February, 2008

Judith Falasz, Trustee under the Judith

Falasz Living Trust Dated August 4, 1994

Owner's Printed Name

Judith Falasz
Owner's Signature

Unit Address: 1712 E. Wildberry Drive
Glenview, IL 60025

Being owner(s) of Unit No. E in the North
Valley Lo Condominium No. 20 and having
 % ownership in the common elements.

Acknowledgement

(In An Individual Capacity)

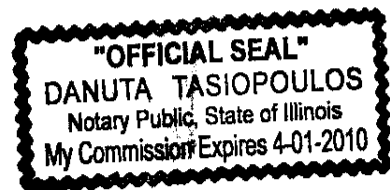
This instrument was acknowledged before me on 22nd of February, 2008 by

Judith Falasz, Trustee under the Judith Falasz Living Trust Dated August 4, 1994.

(name of unit owner(s) signing amendment above)

[Signature]

Notary Public Signature



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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

The undersigned is a (are) member(s) and owners of units of the NORTH VALLEY LO CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby approve, execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 3/1 day of 2008

Delmar S. LeSage
Owner's Printed Name

Delmar S. LeSage
Owner's Signature

Judith B. LeSage
Co-Owner's Printed Name (if any)

Judith B. LeSage
Co-Owner's Signature

Unit Address: 1712 C Wildberry Drive
Glenview, IL 60025

Being owner(s) of Unit No. C in the North
Valley Lo Condominium No. 20 and having
1/2 ownership in the common elements.

Acknowledgement

(In An Individual Capacity)

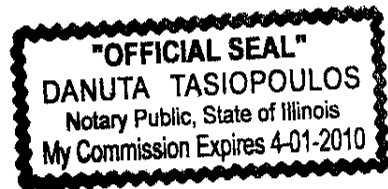
This instrument was acknowledged before me on 1st of March, 2008 by

Delmar S. and Judith B. LeSage.

(name of unit owner(s) signing amendment above)

Danuta Tasiopoulos

Notary Public Signature



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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

The undersigned is a (are) member(s) and owners of units of the NORTH VALLEY LO CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby approve, execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 20th day of Feb., 2008

Mina Ogden
Owner's Printed Name

Mina Ogden
Owner's Signature

Unit Address: 1712 B Wildberry Drive
Glenview, IL 60025

Being owner(s) of Unit No. B in the North
Valley Lo Condominium No. 20 and having
_____ % ownership in the common elements.

Acknowledgement

(In An Individual Capacity)

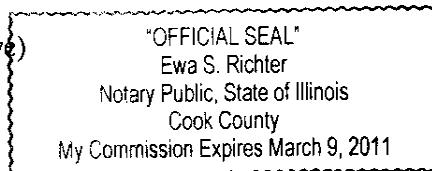
This instrument was acknowledged before me on 20 FEB, 2008 by

Mina Ogden.

(name of unit owner(s) signing amendment above)

[Signature]

Notary Public Signature



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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

The undersigned is a (are) member(s) and owners of units of the NORTH VALLEY LO CONDOMINIUM NO. 20, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby approve, execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 15th day of March, 2008

Bert Johnson
Owner's Printed Name

[Signature]
Owner's Signature

Unit Address: 1712 A Wildberry Drive
Glenview, IL 60025

Being owner(s) of Unit No. A in the North
Valley Lo Condominium No. 20 and having
_____ % ownership in the common elements.

Acknowledgement

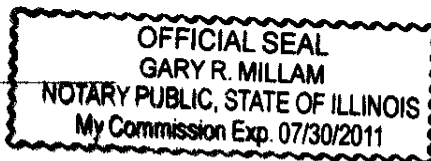
(In An Individual Capacity)

This instrument was acknowledged before me on March 15th, 2008 by

Bert Johnson.

(name of unit owner(s) signing amendment above)

[Signature]
Notary Public Signature



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AFFIDAVIT AS TO MORTGAGEES

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

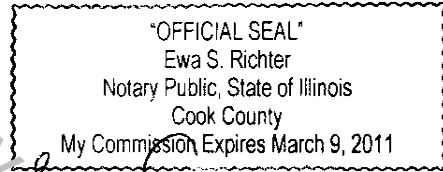
I, MINA OGDEN, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of NORTH VALLEY LO CONDOMINIUM NO. 20 and that pursuant to ARTICLE XIII, SECTION 13.07 of the Declaration, written notice of the foregoing amendment has been sent by certified mail to three (3) mortgagees listed below, being all of mortgagees having bona fide liens of record against any unit in the aforesaid condominium, not less than ten (10) days prior to the date of this affidavit. 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.

Mina Ogden

Secretary of NORTH VALLEY LO
CONDOMINIUM ASSOCIATION NO. 20

SUBSCRIBED AND SWORN to before me this

20th day of Feb., 2008



Ewa Richter
Notary Public

Unit A (1712 A Wildberry Drive):

State Bank of Countryside
6734 Joliet Road
Countryside, IL 60525

Unit C (1712 C Wildberry Drive):

Financial Freedom Senior Funding Corporation,
a subsidiary of Indymac Bank, F.S.B.
500 North Ridge Road, Suite 500
Atlanta, GA 30350

Unit E (1712 E. Wildberry Drive):

Bank of America
Midwest Wholesale
3800 West 80th Street, Suite 760
Bloomington, MN 55431