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## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS OAK FOREST TERRACE CONDOMINIUM



Doc#: 0831031085 Fee: \$306.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/05/2008 03:10 PM Pg: 1 of 136

This Amendment is made and entered into the 28<sup>th</sup> day of August, 2008, as an amendment to those certain Declarations of Condominium Ownership and of Easements, Restrictions and Covenants (hereinafter collectively referred to as "Declaration") for Oak Forest Terrace Condominium Nos. 1 through 23 (hereinafter collectively referred to as "Association"), which are collectively governed by the Terrace Maintenance Association. In accordance with Amendment 0403518053, dated February 4, 2004, "the Terrace Maintenance Association shall be the only association to represent the interests of the Oak Terrace Condominiums."

### WITNESSETH:

**WHEREAS**, the Declaration was recorded in the Office of the Recorder of Deeds of Cook County, and

**WHEREAS**, the Association is the assignee of the developer's rights as set forth and described in the Declaration; and

**WHEREAS**, pursuant to Article XII, Paragraph 7 of the Declaration and Section 27(i) of the Illinois Condominium Property Act, the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission signed and sealed by the Board, three-fourths (3/4) of the Owners and containing an affidavit by an Officer of the Board certifying that a copy of the change, modification or rescission has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownerships, no less than ten (10) days prior to the date of such affidavit; and

**This document prepared by and after recording to be returned to:**  
Robert B. Kogen  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089  
(847) 537-0500

**WHEREAS**, said instrument has been approved by all of the Members of the Board and at least three-fourths (3/4) of the Unit Owners; and

**WHEREAS**, an officer of the Association has attested to said Unit Owner approval by execution of Exhibit B attached hereto and made a part hereof.

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WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Mortgagees have been notified by certified mail of this Amendment.

NOW, THEREFORE, the Association hereby declares that Article VIII of the Declaration be and is hereby amended accordance with the text which follows (deletions are struck out, additions are underlined):

## ARTICLE VIII

### Sale, Leasing or Other Alienation

1. ~~Sale or Lease. Any Owner other than the Developer who wishes to sell or lease his Unit Ownership (or any lessee of any Unit wishing to assign or sublease such Unit) shall give to the Board not less than sixty (60) days' prior written notice of the terms of any contemplated sale or lease, together with the name, address and financial and character references of the proposed purchaser or lessee and such other information concerning the proposed purchaser or lessee as the Board may reasonably require. The members of the Board acting on behalf of the other Owners shall at all times have the first right and option to purchase or lease such Unit Ownership upon the same terms, which option shall be exercisable for a period of sixty (60) days following the date of receipt of such notice. If said option is not exercised by the Board within said sixty (60) days, the Owner (or lessor) may, at the expiration of said sixty (60) day period and at any time within ninety (90) days after the expiration of said period, contract to sell or lease (or sublease or assign) such Unit Ownership to the proposed purchaser or lessee named in such notice upon the terms specified therein. If the Owner (or lessee) fails to close said proposed sale or lease transaction within said ninety (90) days the Unit Ownership shall again become subject to the Board's right of first refusal as herein provided.~~

2. ~~Gift. Any Owner other than the Developer who wishes to make a gift of his Unit Ownership or any interest therein shall give to the Board not less than ninety (90) days' written notice of his or her intent to make such gift prior to the contemplated date thereof, together with the name, address and financial and character references of the intended donee and such other information concerning the intended donee as the Board may reasonably require. The members of the Board acting on behalf of the other Owners, shall at all times have the first right and option to purchase such Unit Ownership or interest therein for cash at fair market value to be determined by arbitration as herein provided, which option shall be exercisable until the date of expiration as provided herein. Within fifteen (15) days after receipt of said written notice by the Board, the Board and the Owner desiring to make such gift shall each appoint a qualified real estate appraiser to act as arbitrators. The two arbitrators so appointed shall, within ten (10) days after their appointment, appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days after the appointment of said third arbitrator, the three arbitrators shall determine, by majority vote, the fair market value of the Unit Ownership, or interest therein which the Owner contemplates conveying by gift, and shall thereupon give written notice of such determination to the Owner and the Board. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's option to purchase the Unit Ownership or interest therein shall expire forty five (45) days after the date of receipt by it of written notice of such determination of fair market value.~~

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3. ~~Devise. In the event any Owner dies leaving a will devising his Unit Ownership, or any interest therein, and said will is admitted to probate, the members of the Board acting on behalf of the other Owners, shall have a like option (to be exercised in the manner hereinafter set forth) to purchase said Unit Ownership, or interest therein, either from the devisee or devisees thereof named in said will, or if a power of sale is conferred by said Will upon the personal representative named therein, from the personal representative acting pursuant to said power, for cash at fair market value which is to be determined by arbitration as herein provided. Within sixty (60) days after the appointment of a personal representative for the estate of the deceased Owner, the Board shall appoint a qualified real estate appraiser to act as an arbitrator, and shall thereupon give written notice of such appointment to the said devisee or devisees or personal representative, as the case may be. Within fifteen (15) days thereafter said devisee or devisees, or personal representative, as the case may be, shall appoint a qualified real estate appraiser to act as an arbitrator. Within ten (10) days after the appointment of said arbitrator, the two so appointed shall appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days thereafter the three arbitrators shall determine, by majority vote, the fair market value of the Unit Ownership, or interest therein, devised by the deceased Owner, and shall thereupon give written notice of such determination to the Board and said devisee or devisees, or personal representative, as the case may be. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's right to purchase the Unit Ownership, or interest therein, at the price determined by the three arbitrators shall expire sixty (60) days after the date of receipt by it of such notice if the personal representative of the deceased Owner is empowered to sell, and shall expire eight (8) months after the appointment of a personal representative who is not so empowered to sell. The Board shall be deemed to have exercised its option if it tenders the required sum of money to said devisee or devisees or to said personal representative, as the case may be, within the said option periods.~~

4. ~~Involuntary Sale. (a) In the event any Unit Ownership or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale), the person acquiring title through such sale shall, before taking possession of the Unit so sold, give thirty (30) days' written notice to the Board of his intention to do so, whereupon members of the Board acting on behalf of the other Owners shall have an irrevocable option to purchase such Unit Ownership or interest therein at the same price for which it was sold at said sale. If said option is not exercised by the Board within said thirty (30) days after receipt of such notice, it shall thereupon expire and said purchaser may thereafter take possession of said Unit. The Board shall be deemed to have exercised its option if it tenders the required sum of money to the purchaser within said thirty (30) day period.~~

~~(b) In the event any Owner shall default in the payment of any moneys required to be paid under the provisions of any mortgage or trust deed against his Unit Ownership, the Board shall have the right to cure such default by paying the amount so owing to the party entitled thereto and shall thereupon have a lien therefor against such Unit Ownership, which lien shall have the same force and effect and may be enforced in the same manner as provided for in Article IV hereof.~~

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5. ~~Exercise of Option. The Board, by the affirmative vote of at least three fourths (3/4) of the Board members, and upon not less than fifteen (15) days' prior written notice, thereof to all the Owners, may exercise any option hereinabove set forth to purchase any Unit Ownership or interest therein. The Board or its duly authorized representative, acting on behalf of the Owners, by the affirmative vote of at least three fourths (3/4) of the Board members, and upon not less than fifteen (15) days' prior written notice thereof to all the Owners, may bid to purchase at any sale of a Unit Ownership or interest therein of any Owner living or deceased, which said sale is held pursuant to an order or direction of a court. The written notice to all the Owners shall set forth the terms of the option to be exercised by the Board or it shall set forth a maximum price which the Board or its duly authorized representative is authorized to bid and pay for said Unit Ownership or interest therein. If within said fifteen (15) days the voting members for at least one fourth (1/4) of the number of Units shall file with the Board a written objection to any such action by the Board, then such option shall be deemed released and shall not be exercised by the Board. The Unit Ownership or interest therein which is subject to such option may thereupon be sold, conveyed, leased, given or devised free and clear of the provisions of this Article.~~

6. ~~Release or Waiver of Option. Upon the written consent of at least two thirds (2/3) of the Board members, any of the options contained in this Article VIII may be released or waived and the Unit Ownership or interest therein which is subject to an option set forth in this Article may be sold, conveyed, leased, given or devised free and clear of the provisions of this Article.~~

7. ~~Proof of Termination of Option. A certificate executed and acknowledged by the acting Secretary of the Board stating that the provisions of this Article VIII as hereinabove set forth have been met by an Owner, or duly waived by the Board, and that the rights of the Board hereunder have terminated, shall be conclusive upon the Board and the Owners in favor of all persons who rely thereon in good faith, and such certificate shall be furnished by any Owner who has in fact complied with the provisions of this Article or in respect to whom the provisions of this Article have been waived, upon request at a reasonable fee, not to exceed TEN AND NO/100 (\$10.00) DOLLARS.~~

8. ~~Financing of Purchase Under Option. (a) Acquisition of Unit Ownerships or any interest therein under the provisions of this Article shall be made from the maintenance fund. If said fund is insufficient, the Board shall levy an assessment against each Owner in the ratio that his percentage of ownership in the Common Elements as set forth in Exhibit "B" bears to the total of all such percentages applicable to Units subject to said assessment, which assessment shall become a lien and be enforceable in the same manner as provided in paragraph (g) of Article VI hereof.~~

~~(b) The members of the Board, in their discretion, may borrow money to finance the acquisition of any Unit Ownership or interest therein authorized by this Article; provided, however, that no financing may be secured by an encumbrance or hypothecation of any portion of the Property other than the Unit Ownership or interest therein to be acquired.~~

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9. ~~Title to Acquired Interest. Unit Ownerships or interests therein acquired pursuant to the terms of this Article shall be held of record in the name of the members of the Board of Managers and their successors in office, or such nominee as they shall designate, for the benefit of all the Owners. Said Unit Ownerships or interests therein shall be sold or leased by the Board in such manner as the Board shall determine without complying with the foregoing provisions relating to the Board's right of first refusal. All proceeds of each sale or leasing shall be deposited in the maintenance fund and credited to each Owner in the same proportion in which the Board could levy a special assessment under the terms of Paragraph 8 (a) of this Article.~~

10. ~~Exceptions to Board's Right of First Refusal. The Board's right of first refusal as provided in Section 1, 2 and 3 of this Article VIII shall not apply to any sale, lease, gift, devise or other transfer by the Developer, or between co-Owners of the same Unit or to the spouse, or to any lawful children of the Owner, or any one or more of them, or to any trustee of a trust the sole beneficiary or beneficiaries which are the Owners, the spouse or lawful child of the Owner, or any one or more of them. For purposes of this Article VIII, unless otherwise specifically provided herein the word "Owner" shall include any beneficiary of a trust, shareholder of a corporation or partner of a partnership holding legal title to a Unit.~~

11. ~~Nothing herein contained to the contrary, the Developer shall have the unimpaired right without restriction of this Article to sell, lease, give or donate title to any condominium unit owned by it.~~

## ARTICLE VIII IS INTENTIONALLY BLANK.

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

APPROVED THIS 28<sup>th</sup> DAY OF August, 2008 BY THE BOARD OF DIRECTORS OF OAK FOREST TERRACE CONDOMINIUM ASSOCIATION:

Vincent Schauf

Mark S. [Signature]

Allen Lopez

Edward L. [Signature]

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## EXHIBIT A

Oak Forest Terrace A Subdivision of part of the South East ¼ of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; of which the parcels identified as Lots 1 through 28 and Lots A, B, C, F, G, H, J, K and L together with dedicated streets are sometimes in the aggregate referred to as Stage 1 Site and Lots C, D and E referred to as other property or Stage 2 Site.

<u>PIN</u>	<u>Address</u>
28-17-412-001-1001	15834 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-001-1002	15834 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-001-1003	15834 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-001-1004	15834 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-001-1005	15834 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-001-1006	15834 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-002-1001	15832 Terrace Drive, Forester Unit 1, Oak Forest, IL 60452
28-17-412-002-1002	15832 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-002-1003	15832 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-002-1004	15832 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-002-1005	15832 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-003-1001	15830 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-003-1002	15830 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-003-1003	15830 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-003-1004	15830 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-003-1005	15830 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-003-1006	15830 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-004-1001	15828 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-004-1002	15828 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-004-1003	15828 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-004-1004	15828 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-004-1005	15828 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-004-1006	15828 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-005-1001	15826 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-005-1002	15826 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-005-1003	15826 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-005-1004	15826 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-005-1005	15826 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-005-1006	15826 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452

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<u>PIN</u>	<u>Address</u>
28-17-412-006-1001	15824 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-006-1002	15824 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-006-1003	15824 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-006-1004	15824 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-006-1005	15824 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-006-1006	15824 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-007-1001	15814 Terrace Drive, Forester Unit, Oak Forest, IL 60452
28-17-412-007-1002	15814 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-007-1003	15814 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-007-1004	15814 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-007-1005	15814 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-008-1001	15812 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-008-1002	15812 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-008-1003	15812 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-008-1004	15812 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-008-1005	15812 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-008-1006	15812 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-009-1001	15810 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-009-1002	15810 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-009-1003	15810 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-009-1004	15810 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-009-1005	15810 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-009-1006	15810 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-010-1001	15808 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-010-1002	15808 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-010-1003	15808 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-010-1004	15808 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-010-1005	15808 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-010-1006	15808 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-055-1001	15822 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-055-1002	15822 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-055-1003	15822 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-055-1004	15822 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-055-1005	15822 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-055-1006	15822 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-038-1001	15820 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-038-1002	15820 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-038-1003	15820 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452

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<u>PIN</u>	<u>Address</u>
28-17-412-038-1004	15820 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-038-1005	15820 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-038-1006	15820 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-039-1001	15818 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-039-1002	15818 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-039-1003	15818 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-039-1004	15818 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-039-1005	15818 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-039-1006	15818 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-040-1001	15816 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-040-1002	15816 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-040-1003	15816 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-040-1004	15816 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-040-1005	15816 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-040-1006	15816 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-041-1001	15806 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-041-1002	15806 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-041-1003	15806 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-041-1004	15806 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-041-1005	15806 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-041-1006	15806 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-042-1001	15804 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-042-1002	15804 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-042-1003	15804 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-042-1004	15804 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-042-1005	15804 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-042-1006	15804 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
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28-17-412-043-1006	15802 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-044-1001	15800 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-044-1002	15800 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-044-1003	15800 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-044-1004	15800 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-044-1005	15800 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452



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<u>PIN</u>	<u>Address</u>
28-17-412-044-1006	15800 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-045-1001	15732 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-045-1002	15732 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-045-1003	15732 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-045-1004	15732 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-045-1005	15732 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-045-1006	15732 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-046-1001	15736 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-046-1002	15736 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-046-1003	15736 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-046-1004	15736 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-046-1005	15736 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-046-1006	15736 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-047-1001	15728 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-047-1002	15728 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-047-1003	15728 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-047-1004	15728 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-047-1005	15728 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-047-1006	15728 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-048-1001	15724 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-048-1002	15724 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-048-1003	15724 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-048-1004	15724 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-048-1005	15724 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-048-1006	15724 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-049-1001	15720 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-049-1002	15720 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-049-1003	15720 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-049-1004	15720 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-049-1005	15720 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-049-1006	15720 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-050-1001	15716 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-050-1002	15716 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-050-1003	15716 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-050-1004	15716 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-050-1005	15716 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-050-1006	15716 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452

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<u>PIN</u>	<u>Address</u>
28-17-412-051-1001	15708 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-051-1002	15708 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-051-1003	15708 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-051-1004	15708 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-051-1005	15708 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-051-1006	15708 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-052-1001	15712 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-052-1002	15712 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-052-1003	15712 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-052-1004	15712 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-052-1005	15712 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-052-1006	15712 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-053-1001	15704 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-053-1002	15704 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-053-1003	15704 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-053-1004	15704 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-053-1005	15704 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-053-1006	15704 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452
28-17-412-054-1001	15700 Terrace Drive, Oak Unit 1, Oak Forest, IL 60452
28-17-412-054-1002	15700 Terrace Drive, Oak Unit 2, Oak Forest, IL 60452
28-17-412-054-1003	15700 Terrace Drive, Oak Unit 3, Oak Forest, IL 60452
28-17-412-054-1004	15700 Terrace Drive, Royal Oak Unit 1, Oak Forest, IL 60452
28-17-412-054-1005	15700 Terrace Drive, Royal Oak Unit 2, Oak Forest, IL 60452
28-17-412-054-1006	15700 Terrace Drive, Royal Oak Unit 3, Oak Forest, IL 60452

Total: 100% undivided interest in  
the common elements

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## EXHIBIT B

### CERTIFICATION AS TO UNIT OWNER APPROVAL

I, EDWARD L. COLEMAN, do hereby certify that I am the duly elected and qualified secretary for the Oak Forest Terrace Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the Oak Forest Terrace Condominium Association was duly approved by three-fourths (3/4) of the Unit Owners, in accordance with the provisions of Article XII, Paragraph 7 of the Declaration and Section 27(i) of the Illinois Condominium Property Act.

Edward L. Coleman  
Secretary

Dated at DAK FOREST, Illinois this

28<sup>th</sup> day of AUGUST, 2008

# UNOFFICIAL COPY

## EXHIBIT C

### AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, EDWARD L COLEMAN, do hereby certify that I am the duly elected and qualified Secretary for the Oak Forest Terrace Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the Oak Forest Terrace Condominium Association was mailed to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this affidavit.

Edward L Coleman  
Secretary

Dated at OAK FOREST, Illinois this

28<sup>th</sup> day of AUGUST, 20

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Lisa Jackymiak  
Signature line

LISA JACKYMIAK  
Printed Name

Property Address: 15830 Unit # R02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
W/A

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

*Patricia Geven*

Signature line

PATRICIA GEVEN

Printed Name

Property Address: 15830 TERRACE DR Unit # A03  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Angela F. Kowalski*  
Signature line

ANGELA FAKOWSKI  
Printed Name

Property Address: 15818  
Oak Forest, Illinois

Unit # Q3

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

  
Signature line

JOHN TEXTER  
Printed Name

Property Address: 15806 TERRACE Unit # 42D  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
N/A

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Megan Demas  
Signature/line

Megan Demas  
Printed Name

Property Address: 15700 Terrace Dr. Unit # Oak 1  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

A. J. Smith Federal Savings Bank  
147575 Cicero Ave  
Midlothian, IL

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Signature/line

Printed Name

Property Address:

15700 Terrace Dr. #02  
Oak Forest, Illinois

Unit # \_\_\_\_\_

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Alana T. Dogan  
Signature line

Alana T. Dogan  
Printed Name

Property Address: 15700 Terrace Dr Unit # 02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

Loan No. \_\_\_\_\_

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CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Signature line

Printed Name

Property Address:

Oak Forest, Illinois

Unit #

Percentage of Ownership:

%

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No.

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

  
\_\_\_\_\_  
Signature line

JEREMY R. SMITH  
\_\_\_\_\_  
Printed Name

Property Address: 15700 TERRACE Unit # R03  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

M. J. McConnell  
Signature line

M. J. McConnell  
Printed Name

Property Address: 15700 Terrace Unit # Lo 1  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
DNA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

# UNOFFICIAL COPY

## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding leasing:

I approve of the amendment regarding ~~Deletion of the Right of First Refusal~~

I do not approve of the amendment regarding

Elizabeth P Koch  
Signature line

Elizabeth P Koch  
Printed Name

Property Address: 15704 Terrace Unit # R01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
DNA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## OAK TERRACE CONDOMINIUMS

TERRACE MAINTENANCE ASSOCIATION A MASTER ASSOCIATION

15740 Terrace Dr Oak Forest, IL 60452 (708) 687-9099 FAX: (708) 687-2105 E-mail: terrace15740@yahoo.com

### TERRACE MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING

**DATE: THURSDAY - JULY 17, 2008**

**TIME: 7:15 P.M.**

**LOCATION: TERRACE MAINTENANCE ASSOCIATION CLUBHOUSE**

#### AGENDA

- =====
- I. TALLY VOTE FOR AMENDMENT TO DELETE RIGHT OF FIRST REFUSAL. AMENDMENT AND BALLOT ENCLOSED WITH THIS NOTICE. ALL BALLOTS MUST BE RETURNED TO THE OFFICE NOT LATER THAN JULY 7, 2008 8:00 A.M.**

As our by-laws stand, the T.M.A. is acting in what can and is described by some as being discriminatory. In Article VIII, page 18, our by-laws allow the Association to purchase a unit being sold by an owner. We are a non-for-profit organization. An amendment was made to the by-laws in 1990 that owners could no longer rent out their units once the units have been sold. This also holds true of the Association. Nor has this Association, at any time, had the funding to purchase a unit. It does not allow for first time buyers to purchase homes with the Fair Housing Association or Veterans to purchase their homes with the Veterans Administration. The American Disability Act could step in for disabled potential first time buyers who could only afford an FHA/VA loan. In light of our most recent encounter with the American Disability Act, the Board feels that this is not a practice/issue that the Association can ill afford to take lightly. Therefore, we are asking you to take the time to read the proposed Amendment to our by-laws and ask yourselves if this is a practice we want to continue with and risk additional legal matters. If not, we ask that you vote to approve this Amendment.

**T.M.A. BOARD OF DIRECTORS**



# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Eileen Pondec*

Signature line

EILEEN PONDEC

Printed Name

Property Address: 15704 TERRACE Unit # B02  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

DNA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Bernadette L. Richards  
Signature line

Bernadette L. Richards  
Printed Name

Property Address: 15704 Terrace Unit # R3  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Fifth Third Bank

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Joy M Preper  
Signature line

Joy M Preper  
Printed Name

Property Address: 15704 Terrace Dr Unit # 03  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

HBSC (USA)

Loan No. 839 5200

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*David A. Carcelli*  
Signature line

David A. Carcelli  
Printed Name

Property Address: 15704 Terrace Dr. # 02  
Oak Forest, Illinois Unit #

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Washington Mutual

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

*[Handwritten Signature]*  
Signature line

*[Handwritten Name]*  
Printed Name

Property Address: 15704 Terrace Unit # 01  
Oak Forest, Illinois

Percentage of Ownership: 780 % *Doesn't say on my mortgage Payment*

Name and Address of Mortgage Lender (if any):\*\*\*  
Citi Mortgage

Loan No. 0617785064-B Acct #

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Geraldine Bucher

Signature line

Geraldine Bucher

Printed Name

Property Address: 15708 Terrace Dr. Unit # R0-3  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL


### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

  
\_\_\_\_\_  
Signature line

Brendan Nelson  
\_\_\_\_\_  
Printed Name

Property Address: 15712 Terrace Dr. Unit # 1E  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

**UNOFFICIAL COPY**  
**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Ferna Bagui*  
\_\_\_\_\_  
Signature line

Ferna Bagui  
\_\_\_\_\_  
Printed Name

Property Address: 15712 0-2 Unit # 0-2  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
No loan  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Jean Livaich for Gerry Karczewski  
Signature line

JEAN LIVAICH FOR GERRY KARCZEWSKI  
Printed Name

Property Address: 15712 TERRACE DR. Unit # 3W  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

DNA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

*Jennie Brown*  
Signature line

Jennie Brown  
Printed Name

Property Address: 15712 Truman Unit # #R02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Signature line

Printed Name

Property Address:

15712 Terrace Drive  
Oak Forest, Illinois

Unit # 1036

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

**UNOFFICIAL COPY****CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL****OAK FOREST TERRACE CONDOMINIUM ASSOCIATION****BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Barbara Woodward

Signature line

Barbara Woodward

Printed Name

Property Address: 19716 Terrace Unit # R02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

DNA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Richard F Moch 7/17/08  
Signature line

RICHARD F. MOCH  
Printed Name

Property Address: 15716 TERRACE DRIVE Unit # 30  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

NONE

Loan No. NONE

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Sean Knapp  
Signature line

SEAN KNAPP  
Printed Name

Property Address: 15716 Terrace Drive Unit # 3  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*  
N/A

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Sarah Lurgio  
Signature line

Sarah Lurgio  
Printed Name

Property Address: 15714 Terrace Unit # 2  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
PNA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Tracie Adamczyk  
Signature line

Tracie Adamczyk  
Printed Name

Property Address: 15120 Terrace Unit # R-02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



# UNOFFICIAL COPY

## PROXY/BALLOT FOR

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

MEETING OF July 17, 2008

I, (print name) DOROTHY KENNEDY, owner of the unit listed below at the Oak Forest Terrace Condominium Association, do hereby constitute and appoint Dorothy Kennedy, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held July 17, 2008, unless sooner revoked, with full power to cast my vote as if I were there personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendment regarding Deletion of the Boards Right of First Refusal

I do not approve of the amendment regarding Deletion of the Boards Right of First Refusal

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 27 day of June, 2008.

Dorothy Kennedy (signature) Date: June 27, 2008

DOROTHY KENNEDY (print name)

Property Address: 15720 TERRACE 03  
Oak Forest, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

N/A

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## OAK TERRACE CONDOMINIUMS

TERRACE MAINTENANCE ASSOCIATION A MASTER ASSOCIATION

15740 Terrace Dr Oak Forest, IL 60452 (708) 687-9099 FAX: (708) 687-2105 E-mail: terrace15740@yahoo.com

### TERRACE MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: THURSDAY - JULY 17, 2008

TIME: 7:15 P.M.

LOCATION: TERRACE MAINTENANCE ASSOCIATION CLUBHOUSE

#### AGENDA

- =====
- I. **TALLY VOTE FOR AMENDMENT TO DELETE RIGHT OF FIRST REFUSAL. AMENDMENT AND BALLOT ENCLOSED WITH THIS NOTICE. ALL BALLOTS MUST BE RETURNED TO THE OFFICE NOT LATER THAN JULY 7, 2008 8:00 A.M.**

As our by-laws stand, the T.M.A. is acting in what can and is described by some as being discriminatory. In Article VIII, page 18, our by-laws allow the Association to purchase a unit being sold by an owner. We are a non-for-profit organization. An amendment was made to the by-laws in 1990 that owners could no longer rent out their units once the units have been sold. This also holds true of the Association. Nor has this Association, at any time, had the funding to purchase a unit. It does not allow for first time buyers to purchase homes with the Fair Housing Association or Veterans to purchase their homes with the Veterans Administration. The American Disability Act could step in for disabled potential first time buyers who could only afford an FHA/VA loan. In light of our most recent encounter with the American Disability Act, the Board feels that this is not a practice/issue that the Association can ill afford to take lightly. Therefore, we are asking you to take the time to read the proposed Amendment to our by-laws and ask yourselves if this is a practice we want to continue with and risk additional legal matters. If not, we ask that you vote to approve this Amendment.

**T.M.A. BOARD OF DIRECTORS**

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

[Handwritten Signature]  
Signature Line

ROBERT L. KROLL  
Printed Name

Property Address: 15720 TERRACE DR Unit # 203  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

WAMU

PO BOX 9001123

LOUISVILLE, KY, 40290-1123

Loan No. 004/692391

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Catherine Gibbons  
Signature line

CATHERINE GIBBONS  
Printed Name

Property Address: 15730 TERRACE DR. Unit # R01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
NONE

Loan No. NONE

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

**UNOFFICIAL COPY**  
**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

[Handwritten Signature]  
Signature line

Nicole Sleiman  
Printed Name

Property Address: 15720 Terrace Dr Unit # 02  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*  
Countrywide

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature Line

*Michael F Deffo*  
\_\_\_\_\_  
Printed Name

Property Address: 15720 S. TERRACE Unit # 01  
Oak Forest, Illinois

Percentage of Ownership: 100%

Name and Address of Mortgage Lender (if any):\*\*\*  
None

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Arlene Aubrecht  
Signature line

ARLENE AUBRECHT  
Printed Name

Property Address: 15724 Terrace Dr Unit # 03  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

D N A

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Jane Schultz  
Signature line

JANE SCHULTZ  
Printed Name

Property Address: 15724 Unit # 212  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**



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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Nicole Smith  
Signature line

Nicole Smith  
Printed Name

Property Address: 15724 Unit # R03  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
None

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY**  
**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Terrence Mc Dermott*  
Signature line

Terrence Mc Dermott  
Printed Name

Property Address: 15724 Terrace Unit # 20  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Rebecca Seabraw  
Signature line

REBECA SEABRAW  
Printed Name

Property Address: 15724 TERRACE Unit # R01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Catrina Pace*

Signature line

*Catrina Pace*

Printed Name

Property Address: 15708 TERRACE DR Unit # 01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

COUNTRY WIDE

PO BOX 450070

DALLAS TX 75265-0070

Loan No. 159619000

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Jacqueline Bernero  
Signature line

Jacqueline Bernero  
Printed Name

Property Address: 15728 S. Terrace Unit # R02  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

Harris Bank - Frankfort  
28 W. Nebraska  
Frankfort IL 60423

Loan No. 16107446

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*[Handwritten Signature]*

Signature line

*Joe Lupina*

Printed Name

Property Address: 15728  
Oak Forest, Illinois

Unit # 03

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

First Horizon

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding leasing:

- I approve of the amendment regarding Deletion of the Boards Right of First Refusal
- I do not approve of the amendment regarding Deletion of the Boards Right of First Refusal

[Handwritten Signature]  
Signature line

David Shapiro  
Printed Name

Property Address: 15728 Taylor Unit # R01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## OAK TERRACE CONDOMINIUMS

TERRACE MAINTENANCE ASSOCIATION A MASTER ASSOCIATION  
 15740 Terrace Dr Oak Forest, IL 60452 (708) 687-9099 FAX: (708) 687-2105 E-mail: terrace15740@yahoo.com

### TERRACE MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: THURSDAY - JULY 17, 2008  
 TIME: 7:15 P.M.  
 LOCATION: TERRACE MAINTENANCE ASSOCIATION CLUBHOUSE

#### AGENDA

- =====
- I. **TALLY VOTE FOR AMENDMENT TO DELETE RIGHT OF FIRST REFUSAL.  
 AMENDMENT AND BALLOT ENCLOSED WITH THIS NOTICE.  
 ALL BALLOTS MUST BE RETURNED TO THE OFFICE NOT LATER THAN  
 JULY 7, 2008 8:00 A.M.**

As our by-laws stand, the T.M.A. is acting in what can and is described by some as being discriminatory. In Article VIII, page 18, our by-laws allow the Association to purchase a unit being sold by an owner. We are a non-for-profit organization. An amendment was made to the by-laws in 1990 that owners could no longer rent out their units once the units have been sold. This also holds true of the Association. Nor has this Association, at any time, had the funding to purchase a unit. It does not allow for first time buyers to purchase homes with the Fair Housing Association or Veterans to purchase their homes with the Veterans Administration. The American Disability Act could step in for disabled potential first time buyers who could only afford an FHA/VA loan. In light of our most recent encounter with the American Disability Act, the Board feels that this is not a practice/issue that the Association can ill afford to take lightly. Therefore, we are asking you to take the time to read the proposed Amendment to our by-laws and ask yourselves if this is a practice we want to continue with and risk additional legal matters. If not, we ask that you vote to approve this Amendment.

**T.M.A. BOARD OF DIRECTORS**



# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Peter F. Bernal*

Signature line

PETER F. BERNAL

Printed Name

Property Address:

15728 TERRACE  
Oak Forest, Illinois

Unit # 0-2

Percentage of Ownership: 061 %

Name and Address of Mortgage Lender (if any):\*\*\*

NONE

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Robert E Jesse*

Signature line

ROBERT E JESSE

Printed Name

Property Address: 15725 TERRACE DRIVE  
Oak Forest, Illinois

Unit # R03

Percentage of Ownership: 1000 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Dennis Manyak  
Signature line

Dennis Manyak  
Printed Name

Property Address: 15732 Terrace Unit # 03  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

ING Bank, Ssb, ISA0A  
PO Box 792707  
San Antonio, TX 78279

Loan No. 902532098

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

T. Schmidt  
Signature line

T. SCHMIST  
Printed Name

Property Address: 15732 S. TERRACE Unit # 3W  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

DNA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

*Aron Fuhr*

Signature line

Aron Fuhr

Printed Name

Property Address:

15732 Terrace Dr.  
Oak Forest, Illinois

Unit #

R07

Percentage of Ownership: 23 %

Name and Address of Mortgage Lender (if any):\*\*\*

Everhome Mortgage Company

8100 Notions Way

Jacksonville, FL 32256

Loan No.

9000449913

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Signature line

Printed Name

Property Address:

15730  
Oak Forest, Illinois

Unit # 02

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Washington Mutual

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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**UNOFFICIAL COPY**  
**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Thomas Brownell  
Signature line

Thomas Brownell  
Printed Name

Property Address: 15732 Terrace Dr - Unit # 1E  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

John K. Vaughan  
Signature line

JOHN K VAUGHAN  
Printed Name

Property Address: 15736 TERRACE DR Unit # 3  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

WASHINGTON MUTUAL

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

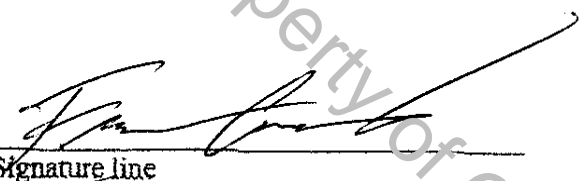
### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

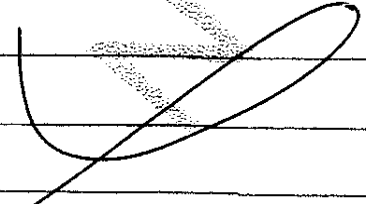
  
Signature line

Francis Carida  
Printed Name

Property Address: 15736 Unit # 201  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Signature line

Printed Name

Property Address:

15736 Terrace Dr.  
Oak Forest, Illinois

Unit #

103

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No.

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Chin Mongkoc*

Signature line

CHIN MONGKOC

Printed Name

Property Address: 15736 TERRACE Dr. Unit # 02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Morris G. Jones  
Signature line

Morris G. Jones  
Printed Name

Property Address: 15736 TERRACE DR  
Oak Forest, Illinois

Unit # 202

Percentage of Ownership: 0.602%

Name and Address of Mortgage Lender (if any):\*\*\*

Mortgage Svc Ctr  
4001 Leader Hill Rd  
Mt Laurel, MT 08054

Loan No. 0044332880

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

NEVITA Q. SALAMERA  
Signature line

NEVITA Q. SALAMERA  
Printed Name

Property Address: 15736 #01 Unit # \_\_\_\_\_  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

X

Loan No. \_\_\_\_\_

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**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Elsie E. Burk  
Signature line

Elsie E. Burk  
Printed Name

Property Address: 15800 Terrace Dr Unit # B02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

DNA

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

[Signature]  
Signature line

Jo Holstein  
Printed Name

Property Address: 15800 Terrace Ave Unit # 203  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

Charter One  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding leasing:

I approve of the amendment regarding ~~leasing~~ *delete right of refusal* *AG*

I do not approve of the amendment regarding leasing.

*Anita Hurst*  
\_\_\_\_\_  
Signature line

*Anita Hurst*  
\_\_\_\_\_  
Printed Name

Property Address: 15800 Unit # 3N  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

*Chase*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



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## OAK TERRACE CONDOMINIUMS

TERRACE MAINTENANCE ASSOCIATION A MASTER ASSOCIATION

15740 Terrace Dr Oak Forest, IL 60452 (708) 687-9099 FAX: (708) 687-2105 E-mail: terrace15740@yahoo.com

### TERRACE MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING

**DATE:** THURSDAY - JULY 17, 2008  
**TIME:** 7:15 P.M.  
**LOCATION:** TERRACE MAINTENANCE ASSOCIATION CLUBHOUSE

#### AGENDA

- =====
- I. TALLY VOTE FOR AMENDMENT TO DELETE RIGHT OF FIRST REFUSAL. AMENDMENT AND BALLOT ENCLOSED WITH THIS NOTICE. ALL BALLOTS MUST BE RETURNED TO THE OFFICE NOT LATER THAN JULY 7, 2008 8:00A.M.**

As our by-laws stand, the T.M.A. is acting in what can and is described by some as being discriminatory. In Article VIII page 18, our by-laws allow the Association to purchase a unit being sold by an owner. We are a non-for-profit organization. An amendment was made to the by-laws in 1990 that owners could no longer rent out their units once the units have been sold. This also holds true of the Association. Nor has this Association, at any time, had the funding to purchase a unit. It does not allow for first time buyers to purchase homes with the Fair Housing Association or Veterans to purchase their homes with the Veterans Administration. The American Disability Act could step in for disabled potential first time buyers who could only afford an FHA/VA loan. In light of our most recent encounter with the American Disability Act, the Board feels that this is not a practice/issue that the Association can ill afford to take lightly. Therefore, we are asking you to take the time to read the proposed Amendment to our by-laws and ask yourselves if this is a practice we want to continue with and risk additional legal matters. If not, we ask that you vote to approve this Amendment.

**T.M.A. BOARD OF DIRECTORS**

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Kathleen D. Busch  
Signature line

Kathleen D. Busch  
Printed Name

Property Address: 15800 Terrace Unit # 1-south  
Oak Forest, Illinois

Percentage of Ownership: 100%

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

ON BEHALF OF THE McCLUNG + POPELKA PARTNERSHIP

Karen McClung  
Signature line

KAREN McClung  
Printed Name

Property Address: 15802 TERRACE DRIVE Unit # 3E  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

N/A

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Daniel W. Aglianese*  
Signature line

Daniel W Aglianese  
Printed Name

Property Address: 15802 Terrace Dr Unit # A02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Washington Mutual Bank  
P.O. Box 100576  
Florence, SC 29501-0576

Loan No. 0072899164

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Dolores Waggoner  
Signature line

Dolores Waggoner  
Printed Name

Property Address: 15802 Terrace Unit # R01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Fran Pavloski  
Signature line

FRAN PAVLOSKI  
Printed Name

Property Address: 15802 TERRACE DR Unit # 1E  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Kathy Barbachia*  
Signature line

Kathy Barbachia  
Printed Name

Property Address: 15802  
Oak Forest, Illinois

Unit # R03

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

Loan No. \_\_\_\_\_

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## PROXY/BALLOT FOR

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

MEETING OF \_\_\_\_\_, 2008

I, (print name) JAMES P. ROGERS, owner of the unit listed below at the Oak Forest Terrace Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held \_\_\_\_\_, 2008, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

- I approve of the amendment regarding Deletion of the Boards Right of First Refusal
- I do not approve of the amendment regarding Deletion of the Boards Right of First Refusal

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 30 day of JUNE, 2008.

James P. Rogers (signature) Date: 06/30/2008, 2008  
JAMES P. ROGERS (print name)

Property Address: 15800 TERRACE DR UNIT # 2  
Oak Forest, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

NONE

Loan No. NONE

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



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## OAK TERRACE CONDOMINIUMS

TERRACE MAINTENANCE ASSOCIATION A MASTER ASSOCIATION

15740 Terrace Dr Oak Forest, IL 60452 (708) 687-9099 FAX: (708) 687-2105 E-mail: terrace15740@yahoo.com

## TERRACE MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING

**DATE: THURSDAY - JULY 17, 2008**  
**TIME: 7:15 P.M.**  
**LOCATION: TERRACE MAINTENANCE ASSOCIATION CLUBHOUSE**

### AGENDA

- =====
- I. TALLY VOTE FOR AMENDMENT TO DELETE RIGHT OF FIRST REFUSAL. AMENDMENT AND BALLOT ENCLOSED WITH THIS NOTICE. ALL BALLOTS MUST BE RETURNED TO THE OFFICE NOT LATER THAN JULY 7, 2008 8:00 A.M.**

As our by-laws stand, the T.M.A. is acting in what can and is described by some as being discriminatory. In Article VIII, page 18, our by-laws allow the Association to purchase a unit being sold by an owner. We are a non-for-profit organization. An amendment was made to the by-laws in 1990 that owners could no longer rent out their units once the units have been sold. This also holds true of the Association. Nor has this Association, at any time, had the funding to purchase a unit. It does not allow for first time buyers to purchase homes with the Fair Housing Association or Veterans to purchase their homes with the Veterans Administration. The American Disability Act could step in for disabled potential first time buyers who could only afford an FHA/VA loan. In light of our most recent encounter with the American Disability Act, the Board feels that this is not a practice/issue that the Association can ill afford to take lightly. Therefore, we are asking you to take the time to read the proposed Amendment to our by-laws and ask yourselves if this is a practice we want to continue with and risk additional legal matters. If not, we ask that you vote to approve this Amendment.

**T.M.A. BOARD OF DIRECTORS**

# UNOFFICIAL COPY

## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Sarah F. Hartmann  
Signature line

Sarah F. Hartmann  
Printed Name

Property Address: 15804 Terrace Dr. Unit # 1W  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Chase Home Finance  
PO Box 78420  
Phoenix AZ 85062-8420

Loan No. 1846236013

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Wayne K Adamski  
Signature line

WAYNE K ADAMSKI  
Printed Name

Property Address: 15804 TERRACE DR Unit # 0-3  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

D/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Jennifer Olson  
Signature line

Jennifer Olson  
Printed Name

Property Address: 15804 Terrace Unit # R02  
Oak Forest, Illinois

Percentage of Ownership: 80 %

Name and Address of Mortgage Lender (if any):\*\*\*

CHASE BANK  
15311 S. 94TH AVE  
ORLAND PARK, IL 60462

Loan No. 62146816

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

5278071

**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

FAX - - 866-749-7784

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.



Signature line

JOSHUA R BATTLES  
Printed Name

Property Address: 15804 TERRACE DR Unit # 02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*William Botis*

Signature line

*William Botis*

Printed Name

Property Address: 15806 Unit # R02  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

State Bank of Ill.

PO BOX 250

West Chicago 60186

Loan No. 501203-2933

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Fernando Quintana*  
Signature line

FERNANDO QUINTANA  
Printed Name

Property Address: 15806 Terrace Unit # 103  
Oak Forest, Illinois

Percentage of Ownership: 100%

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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#### BALLOT

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I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Michael P. Shaugnessy*  
Signature line

Michael P. Shaugnessy  
Printed Name

Property Address: 15806 TERRACE Unit # 201  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

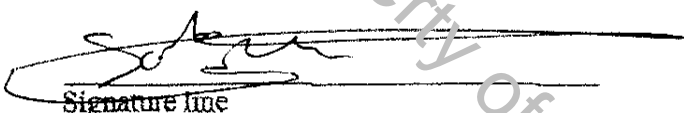
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#### BALLOT

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I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..



Signature line

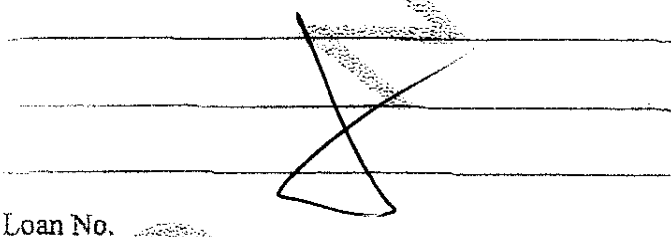
Sami Al Sweid

Printed Name

Property Address: 15808 Oak Forest, Illinois Unit # R02

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*



Loan No.

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY**  
**CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL**

**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Cheryl A Schultz  
Signature line

Cheryl A Schultz  
Printed Name

Property Address: 15808 Terrace Dr Unit # 01  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

DNA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**BALLOTS MUST BE TURNED TO OFFICE NO LATER THAN JULY 12, 2008**

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

I approve of the amendment regarding the deletion of the Board's Right of First Refusal.

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Signature line

Printed Name

Property Address:

15808 TERRACE DR  
Oak Forest, Illinois

Unit #

03

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No.

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding leasing:

I approve of the amendment regarding leasing.

I do not approve of the amendment regarding leasing.

Ruben Esparza  
Signature line

RUBEN ESPARZA  
Printed Name

Property Address: 15804 TERRACE DR  
Oak Forest, Illinois

Unit # 15808-R1

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~  
Loan No. \_\_\_\_\_

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## OAK TERRACE CONDOMINIUMS

TERRACE MAINTENANCE ASSOCIATION A MASTER ASSOCIATION

15740 Terrace Dr Oak Forest, IL 60452 (708) 687-9099 FAX: (708) 687-2105 E-mail: terrace15740@yahoo.com

### TERRACE MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING

**DATE: THURSDAY - JULY 17, 2008**  
**TIME: 7:15 P.M.**  
**LOCATION: TERRACE MAINTENANCE ASSOCIATION CLUBHOUSE**

#### AGENDA

- =====
- I. TALLY VOTE FOR AMENDMENT TO DELETE RIGHT OF FIRST REFUSAL. AMENDMENT AND BALLOT ENCLOSED WITH THIS NOTICE. ALL BALLOTS MUST BE RETURNED TO THE OFFICE NOT LATER THAN JULY 7, 2008 8:00A.M.**

As our by-laws stand, the T.M.A. is acting in what can and is described by some as being discriminatory. In Article VIII page 18, our by-laws allow the Association to purchase a unit being sold by an owner. We are a non-for-profit organization. An amendment was made to the by-laws in 1990 that owners could no longer rent out their units once the units have been sold. This also holds true of the Association. Nor has this Association, at any time, had the funding to purchase a unit. It does not allow for first time buyers to purchase homes with the Fair Housing Association or Veterans to purchase their homes with the Veterans Administration. The American Disability Act could step in for disabled potential first time buyers who could only afford an FHA/VA loan. In light of our most recent encounter with the American Disability Act, the Board feels that this is not a practice/issue that the Association can ill afford to take lightly. Therefore, we are asking you to take the time to read the proposed Amendment to our by-laws and ask yourselves if this is a practice we want to continue with and risk additional legal matters. If not, we ask that you vote to approve this Amendment.

**T.M.A. BOARD OF DIRECTORS**

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### OAK FOREST TERRACE CONDOMINIUM ASSOCIATION

#### BALLOT

Regarding the proposed Amendment to the Declaration for the Oak Forest Terrace Condominium Association, specifically regarding the deletion of the Board's Right of First Refusal:

- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

[Signature]  
Signature line

Gofran Lofrano  
Printed Name

Property Address: 15808 Terrace Unit # 33  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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#### BALLOT

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I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Michael Duffin*  
\_\_\_\_\_  
Signature line

Michael Duffin  
\_\_\_\_\_  
Printed Name

Property Address: 15810 Unit # 03  
Oak Forest, Illinois

Percentage of Ownership: 1/9 %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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## CORRECTED BALLOT FOR REMOVAL OF RIGHT OF FIRST REFUSAL

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#### BALLOT

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- I approve of the amendment regarding the deletion of the Board's Right of First Refusal.
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal.

Asad Hayek  
Signature line

Asad Hayek  
Printed Name

Property Address: 15810 Terrace  
Oak Forest, Illinois

Unit # 203

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



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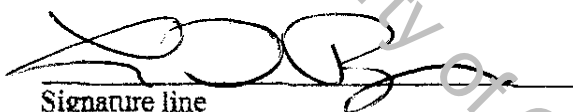
**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

**BALLOT**

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I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..



Signature line

LANCE D TAYAN

Printed Name

Property Address: 15812 Terrace Unit # R03  
Oak Forest, Illinois

Percentage of Ownership: 100 %

Name and Address of Mortgage Lender (if any):\*\*\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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**OAK FOREST TERRACE CONDOMINIUM ASSOCIATION**

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- I approve of the amendment regarding the deletion of the Board's Right of First Refusal..
- I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

*Ronald R. Lopez*  
\_\_\_\_\_  
Signature line

*RONALD R. LOPEZ*  
\_\_\_\_\_  
Printed Name

Property Address: *15812 TERRACE DR* Unit # *201*  
*Oak Forest, Illinois*

Percentage of Ownership: *100* %

Name and Address of Mortgage Lender (if any):\*\*\*

*DNA*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

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I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Edward L. Cleman  
Signature line

EDWARD L. CLEMAN  
Printed Name

Property Address: 15812 Unit # 03  
Oak Forest, Illinois

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):\*\*\*

A.J. SMITH FEDERAL SAVINGS  
BANK 14757 S. CICERO AVE.  
MIDLOTHIAN, FL 32045

Loan No. 0023760200

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**BALLOT**

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I approve of the amendment regarding the deletion of the Board's Right of First Refusal..

I do not approve of the amendment regarding the deletion of the Board's Right of First Refusal..

Harold Cohen  
Signature line

HAROLD COHEN  
Printed Name

Property Address: 15817 Unit # 01  
Oak Forest, Illinois

Percentage of Ownership: 100% %

Name and Address of Mortgage Lender (if any):\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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