

UNOFFICIAL COPY



506 WEST ROSCOE CONDOMINIUM ASSOCIATION LTD
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR 506 WEST ROSCOE CONDOMINIUM

Doc#: 0835045061 Fee: \$98.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2008 10:56 AM Pg: 1 of 12

DOCUMENT #0330903107

DECEMBER 15, 2008

AMENDMENTS

Amendments to the 506 West Roscoe Condominium Association Ltd. Declaration of Condominium Ownership for 506 West Roscoe Condominium, Document #0330903107, originally filed with Cook County Recorder of Deeds, 11/05/2003 02:11PM, Pgs: 49. Executed according to Illinois Condominium Property Act (765 ILCS 605/17) Section 17 Amendments to the declaration or bylaws, (a) effective date December 14, 2008, and (b) executed and recorded by Kathleen M. Schaul, President, 506 West Roscoe Condominium Association in accordance with the Declaration of Condominium Ownership for 506 West Roscoe Condominium, Article Nine, Section 8.02 Amendment by Owners:

Subject to the provisions of Article Nine, and except as otherwise provided in Section 5.06 (Repair or Reconstruction) and 5.07 (Condemnation), and the Act, the provisions of this Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of Voting Members (either in person or by proxy) representing 75% of the votes cast or by an instrument executed by Owners of Unit Ownerships, except that (i) the provisions relating to the rights of Developer may be amended only upon the written consent of the Developer, and (ii) the provisions of Article Nine and the provisions of this Article may be amended only with the written consent of all Owners and all First Mortgagees. No amendment shall become effective until recorded.

UNOFFICIAL COPY

AMENDMENT

Date December 15, 2008

Declaration of Condominium Ownership for
506 West Roscoe Condominium

Article Two
Scope of Declaration and Certain Property Rights

Section 2.12
Sale of Dwelling Unit or Parking Space Unit

Section 2.12 Remove

The members of the Board shall have the first right and option to purchase said Unit or interest therein upon the same terms, which right and option shall be exercisable for a period of thirty (30) days after receipt of such notice. If said option is not exercised by the Board within said thirty (30) days, the Unit Owner may sell such Unit to the person named in such notice on the terms specified therein.

AMENDMENT

Date December 15, 2008

Exhibit D
Declaration of Condominium Ownership for
506 West Roscoe Condominium

By-Laws

Article I

Board of Managers

1. Board of Managers/Board of Directors
 - (b) The 506 Roscoe Condominium Association formed February 21, 2005 voted March 4, 2008 to change the composition of the Board of Directors from a three (3) person Board of Directors consisting of President, Treasurer, Secretary to an All Nine (9) Unit Owners Board with an elected Administrative Board of four (4) persons consisting of President, Vice-President, Treasurer, Secretary.
 - (c)(4) The position of Vice President is established to assist with the duties of President, Treasurer, Secretary.

UNOFFICIAL COPY

Subj: **Fwd: Vote - Addendums to Decs and Bylaws**
Date: 12/13/2008 2:23:35 P.M. Central Standard Time
From: kkdavi@gmail.com
To: KSchaul@aol.com, bford@interiorinvestments.com, ChristyStarks1@aol.com

Hi Kay,
Unit 101 votes "yes" to both amendments. See below for the Wolf's response as well.
Thank you!

Kim

----- Forwarded message -----

From: **Barry Wolf** <bwolf@emotiononline.com>
Date: Thu, Dec 11, 2008 at 1:31 PM
Subject: RE: Vote - Addendums to Decs and Bylaws
To: Kim Davis <kkdavi@gmail.com>

Hi Kim,

Unit 401 votes to abstain on both addendums.

Barry and Renarda Wolf.

From: Kim Davis [mailto:kkdavi@gmail.com]
Sent: Wednesday, December 10, 2008 2:14 PM
To: Peter L. O'Reilly; illupholstery@aol.com; JKK836@aol.com; randomgcl@sbcglobal.net; Martin L. Katz; Leslie Katz; Renarda Wolf; bwolf@emotiononline.com
Cc: KSchaul@aol.com; christystarks1@aol.com; Ben Ford
Subject: Vote - Addendums to Decs and Bylaws

To the Board:

We have prepared two of the Addenda reviewed and would like to file this change to the 506 West Roscoe Condominium Association Ltd Declaration of Condominium Ownership on December 12, 2008. The cost of filing is \$48.00 for first two pages. Please vote Yes accepting the changes or No rejecting the change or changes by Thursday, December 11, 2008 5:00pm.

REFERENCE:

Monday, December 15, 2008 AOL: KSchaul

UNOFFICIAL COPY

Subj: **UNIT 202 YES TO BOTH CHANGES**
Date: 12/12/2008 10:46:25 A.M. Central Standard Time
From: KSchaul
To: kkdavi@gmail.com

Make your life easier with all your friends, email, and favorite sites in one place. Try it now.

Property of Cook County Clerk's Office

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

Subj: **Re: Vote - Addendums to Decs and Bylaws**
 Date: 12/12/2008 11:23:52 A.M. Central Standard Time
 From: JKK836
 To: KSchaul

Unit 103 votes Yes for the removal of Article 2.12

Unit 103 votes NO on the changes to the Board of Managers/Board of directors.

In a message dated 12/12/2008 10:27:25 A.M. Central Standard Time, KSchaul writes:

Ben, George, Marty & Leslie, Jim - We have not received your vote which covers **both** changes. Please respond asap so we can finalize this today. Thank you. Kay Schaul.

In a message dated 12/10/2008 3:14:31 P.M. Central Standard Time, kkdavi@gmail.com writes:

To the Board:

We have prepared two of the Addenda reviewed and would like to file this change to the 506 West Roscoe Condominium Association Ltd Declaration of Condominium Ownership on December 12, 2008. The cost of filing is \$48.00 for first two pages. Please vote Yes accepting the changes or No rejecting the change or changes by Thursday, December 11, 2008 5:00pm.

REFERENCE:

Declaration of Condominium Ownership for
506 West Roscoe Condominium

Article Nine

Section 8.02 Amendment by Owners

Subject to the provisions of Article Nine, and except as otherwise provided in Section 5.06 (Repair or Reconstruction) and 5.07 (Condemnation), and the Act, the provisions of this Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of Voting Members (either in person or by proxy) representing 75% of the votes cast or by an instrument executed by Owners of Unit Ownerships, except that (i) the provisions relating to the rights of Developer may be amended only upon the written consent of the Developer, and (ii) the provisions of Article Nine and the provisions of this Article may be amended only with the written consent of all Owners and all First Mortgagees. No amendment shall become effective until recorded.

Respectfully submitted
The Administrative Board for 506 W Roscoe Condominium Association

PAGE ONE

Addendums to the 506 West Roscoe Condominium Association Ltd. Declaration of Condominium Ownership for 506 West Roscoe Condominium, Document #0330903107, filed with Cook County Recorder of Deeds, 11/05/2003 02:11PM, Pgs: 49. Executed according to Illinois Condominium Act (765 ILCS 605/17) (from Ch. 30, par. 317) Section 17 Amendments to the declaration or bylaws, (a). This Amendment is effective December 12, 2008 as voted and accepted by the 506 West Roscoe Condominium Association unit owners.

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

PAGE TWO

Date December 12, 2008

Declaration of Condominium Ownership for
506 West Roscoe CondominiumArticle Two
Scope of Declaration and Certain Property RightsSection 2.12
Sale of Dwelling Unit or Parking Space Unit

2.12 Remove

The members of the Board shall have the first right and option to purchase said Unit or interest therein upon the same terms, which right and option shall be exercisable for a period of thirty (30) days after receipt of such notice. If said option is not exercised by the Board within said thirty (30) days, the Unit Owner may sell such Unit to the person named in such notice on the terms specified therein

PAGE THREE

Date December 12, 2008

Exhibit D
Declaration of Condominium Ownership for
506 West Roscoe Condominium

By-Laws

Article I

Board of Managers

1. Board of Managers/Board of Directors

(b) The 506 Roscoe Condominium Association formed February 21, 2005 voted March 4, 2008 to change the composition of the Board of Directors from a three (3) person Board of Directors consisting of President, Treasurer, Secretary to an All Nine (9) Unit Owners Board with an elected Administrative Board of four (4) persons consisting of President, Vice-President, Treasurer, Secretary.

(c) (4) the position of Vice President is established to assist with the duties of President, Treasurer, Secretary.

These changes are now executed and recorded by Kathleen M. Schaul, President of The 506 West Roscoe Condominium Association Administrative Board as stipulated in Illinois Condominium Act, Section 17 Amendments to the declaration or bylaws, par.(b).

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

Subj: RE: Vote - Addendums to Decs and Bylaws
Date: 12/12/2008 1:20:23 P.M. Central Standard Time
From: MLKatz@woodphillips.com
To: KSchaul@aol.com, kkdavi@gmail.com, peter.oreilly@promotionlaw.com, illupholstery@aol.com, JKK836@aol.com, randomgcl@sbcglobal.net, lkhkatz@sbcglobal.net, renardaw@hotmail.com, bwolf@emotiononline.com
CC: ChristyStarks1@aol.com, bford@interiorinvestments.com

We approve both changes.

Marty and Leslie Katz

From: KSchaul@aol.com [mailto:KSchaul@aol.com]
Sent: Friday, December 12, 2008 10:27 AM
To: kkdavi@gmail.com; peter.oreilly@promotionlaw.com; illupholstery@aol.com; JKK836@aol.com; randomgcl@sbcglobal.net; Martin L. Katz; lkhkatz@sbcglobal.net; renardaw@hotmail.com; bwolf@emotiononline.com
Cc: ChristyStarks1@aol.com; bford@interiorinvestments.com
Subject: Re: Vote - Addendums to Decs and Bylaws

Ben, George, Marty & Leslie, Jim - We have not received your vote which covers **both** changes. Please respond asap so we can finalize this today. Thank you Kay Schaul.

In a message dated 12/10/2008 3:14:31 P.M. Central Standard Time, kkdavi@gmail.com writes:

To the Board:

We have prepared two of the Addenda reviewed and would like to file this change to the 506 West Roscoe Condominium Association Ltd Declaration of Condominium Ownership on December 12, 2008. The cost of filing is \$48.00 for first two pages. Please vote Yes accepting the changes or No rejecting the change or changes by Thursday, December 11, 2008 5:00pm.

REFERENCE:

Declaration of Condominium Ownership for
506 West Roscoe Condominium

Article Nine

Section 8.02 Amendment by Owners

Subject to the provisions of Article Nine, and except as otherwise provided in Section 5.06 (Repair or Reconstruction) and 5.07 (Condemnation), and the Act, the provisions of this Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of Voting Members (either in person or by proxy) representing 75% of the votes cast or by an instrument executed by Owners of Unit Ownerships, except that (i) the provisions relating to the rights of Developer may be amended only upon the written consent of the Developer, and (ii) the provisions of Article Nine and the provisions of this Article may be amended only with the written consent of all Owners and all First Mortgagees. No amendment shall become effective until recorded.

Respectfully submitted
The Administrative Board for 506 W Roscoe Condominium Association

PAGE ONE

Addendums to the 506 West Roscoe Condominium Association Ltd. Declaration of Condominium

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

Ownership for 506 West Roscoe Condominium, Document #0330903107, filed with Cook County Recorder of Deeds, 11/05/2003 02:11PM, Pgs: 49. Executed according to Illinois Condominium Act (765 ILCS 605/17) (from Ch. 30, par. 317) Section 17 Amendments to the declaration or bylaws, (a). This Amendment is effective December 12, 2008 as voted and accepted by the 506 West Roscoe Condominium Association unit owners.

PAGE TWO

Date December 12, 2008

Declaration of Condominium Ownership for
506 West Roscoe Condominium

Article Two
Scope of Declaration and Certain Property Rights

Section 2.12
Sale of Dwelling Unit or Parking Space Unit

2.12 Remove

The members of the Board shall have the first right and option to purchase said Unit or interest therein upon the same terms, which right and option shall be exercisable for a period of thirty (30) days after receipt of such notice. If said option is not exercised by the Board within said thirty (30) days, the Unit Owner may sell such Unit to the person named in such notice on the terms specified therein.

PAGE THREE

Date December 12, 2008

Exhibit D
Declaration of Condominium Ownership for
506 West Roscoe Condominium

By-Laws

Article I

Board of Managers

1. Board of Managers/Board of Directors

(b) The 506 Roscoe Condominium Association formed February 21, 2005 voted March 4, 2008 to change the composition of the Board of Directors from a three (3) person Board of Directors consisting of President, Treasurer, Secretary to an All Nine (9) Unit Owners Board with an elected Administrative Board of four (4) persons consisting of President, Vice-President, Treasurer, Secretary.

(c) (4) the position of Vice President is established to assist with the duties of President, Treasurer, Secretary.

These changes are now executed and recorded by Kathleen M. Schaul, President of The 506 West Roscoe Condominium Association Administrative Board as stipulated in Illinois Condominium Act, Section 17 Amendments to the declaration or bylaws, par.(b).

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

Subj: **Re: Vote - Addendums to Decs and Bylaws**
Date: 12/12/2008 10:24:11 A.M. Central Standard Time
From: illupholstery
To: kkdavi@gmail.com, peter.oreilly@promotionlaw.com, JKK836, randomgcl@sbcglobal.net, MLKatz@woodphillips.com, lkhkatz@sbcglobal.net, renardaw@hotmail.com, bwolf@emotiononline.com
CC: KSchaul, ChristyStarks1, bford@interiorinvestments.com

We vote yes to both changes.
John and Peter

Make your life easier with all your friends, email, and favorite sites in one place. Try it now. (<http://www.aol.com/?optin=new-dp&icid=aolcom40vanity&ncid=emlcntaolcom00000010>)

Property of Cook County Clerk's Office

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

Subj: **vote 402**
Date: 12/12/2008 4:09:34 P.M. Central Standard Time
From: KSchau
To: kkdavi@gmail.com, KSchau

Please keep this with building records, 402 votes yes for both amendments. Vote taken by phone and entered via email by kay schaul.

Make your life easier with all your friends, email, and favorite sites in one place. Try it now.

Property of Cook County Clerk's Office

Friday, December 12, 2008 AOL: KSchau

UNOFFICIAL COPY

Subj: **Re: Vote - Addendums to Decs and Bylaws**
 Date: 12/12/2008 10:40:55 A.M. Central Standard Time
 From: ChristyStarks1
 To: KSchaul

I vote yes for both items.

Christy Starks
 Property Consultants Realty
 3110 N. Sheffield
 Chicago, IL 60657
 312-420-0004

-----Original Message-----

From: KSchaul@aol.com
 To: kkdavi@gmail.com; peter.oreilly@promotionlaw.com; illupholstery@aol.com; JKK836@aol.com; randomgcl@sbcglobal.net; MI.Katz@woodphillips.com; lkhkatz@sbcglobal.net; renardaw@hotmail.com; bwolf@emotiononline.com
 Cc: ChristyStarks1@aol.com; bio.d@interiorinvestments.com
 Sent: Fri, 12 Dec 2008 10:27 am
 Subject: Re: Vote - Addendums to Decs and Bylaws

Ben, George, Marty & Leslie, Jim - We have not received your vote which covers **both** changes. Please respond asap so we can finalize this today. Thank you. Kay Schaul.

In a message dated 12/10/2008 3:14:31 P.M. Central Standard Time, kkdavi@gmail.com writes:

To the Board:

We have prepared two of the Addenda reviewed and would like to file this change to the 506 West Roscoe Condominium Association Ltd Declaration of Condominium Ownership on December 12, 2008. The cost of filing is \$48.00 for first two pages. Please vote Yes accepting the changes or No rejecting the change or changes by Thursday, December 11, 2008 5:00pm.

REFERENCE:

Declaration of Condominium Ownership for
 506 West Roscoe Condominium

Article Nine

Section 8.02 Amendment by Owners

Subject to the provisions of Article Nine, and except as otherwise provided in Section 5.06 (Repair or Reconstruction) and 5.07 (Condemnation), and the Act, the provisions of this Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of Voting Members (either in person or by proxy) representing 75% of the votes cast or by an instrument executed by Owners of Unit Ownerships, except that (i) the provisions relating to the rights of Developer may be amended only upon the written consent of the Developer, and (ii) the provisions of Article Nine and the provisions of this Article may be amended only with the written consent of all Owners and all First Mortgagees. No amendment shall become effective until recorded.

Respectfully submitted
 The Administrative Board for 506 W Roscoe Condominium Association

Friday, December 12, 2008 AOL: KSchaul

UNOFFICIAL COPY

The Amendments are hereby executed and recorded by Kathleen M. Schaul, President, 506 West Roscoe Condominium Association in accordance with the Declaration of Condominium Ownership for 506 West Roscoe Condominium, whose address is 506 West Roscoe, Chicago, Illinois, 60657.

Property Description: Lot 14 in Jones Subdivision of Lot 22 in Pine Grove, a subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Pins 14-21-307-044-1001; 14-21-307-044-1002 commonly known as: 506 W Roscoe, Chicago, Il. 60657.

Upon development of property assigned Pins are 14-21-307-058-1001, 14-21-307-058-1002, 14-21-307-058-1003, 14-21-307-058-1004, 14-21-307-058-1005, 14-21-307-058-1006, 14-21-307-058-1007, 14-21-307-058-1008, 134-21-307-1009.

I, KATHLEEN A. BROWN, A Notary Public, in and for the County, in the State of Illinois,

DUPAGE

DO HEREBY CERTIFY that Kathleen M. Schaul personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) ~~(s)~~ are subscribed to the instrument and acknowledged to me that he ~~(she)~~ they executed the same in his ~~(her)~~ their authorized capacity (ies), and that by his ~~(her)~~ their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kathleen A. Brown

Affiant: Known X Unknown

I.D. Produced: DRIVER'S LICENSE

(Seal)

