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Doc#: 0835739024 Fee: \$46.00  
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Cook County Recorder of Deeds  
Date: 12/22/2008 01:28 PM Pg: 1 of 6

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**SEVENTH AMENDMENT TO DECLARATION  
OF CONDOMINIUM OWNERSHIP AND BY-LAWS  
FOR 30 W. OAK CONDOMINIUM**

**Street Address:**

30 W. Oak Street  
Chicago, Illinois 60610

**Permanent Index Numbers:**

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## SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR 30 W. OAK CONDOMINIUM

THIS SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR 30 W. OAK CONDOMINIUM ("Seventh Amendment") is made as of this 16 day of Oct, 2008, by the Board of Directors of the 30 W. Oak Condominium Association (the "Board"):

### WITNESSETH

WHEREAS, the Board administers certain real estate, hereinafter described, located in Chicago, Cook County, Illinois; and,

WHEREAS, the Total Parcel (as defined by the Declaration described below) which includes, but is not limited to said real estate together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in any wise pertaining thereto, have been submitted to the provisions of the Illinois Condominium Property Act (the "Act"); and,

WHEREAS, the Total Parcel hereby submitted to the provisions of the Act is legally described as in Exhibit A to the Declaration; and,

WHEREAS, the Total Parcel is subject to that certain Declaration of Condominium Ownership for 30 W. Oak Condominium recorded with the Recorder of Cook County, Illinois on October 18, 2006 as document number 0629110006, as amended by First Amendment recorded on December 1, 2006 as document number 0633517012, by Second Amendment recorded on December 18, 2006 as document number 0635215110, by Third Amendment recorded on December 27, 2006 as document number 0636109036, by Fourth Amendment recorded on December 29, 2006 as document number 0636309031, by Fifth Amendment recorded on May 3, 2007 as document number 0712315043, by Sixth-Special Amendment recorded on December 21, 2007 as document number 0735515069; and by Sixth Amendment recorded on June 25, 2008 as document number 0817731068 (collectively, the "Declaration"); and,

WHEREAS, Article XVII, Section 17.8 of the Declaration provides a procedure for amending the Declaration upon approval by Unit Owners having at least seventy-five percent (75%) of the total votes at a meeting called for the purpose of passing such an amendment; and,

WHEREAS, Article VI of the By-Laws provides a procedure for amending the By-Laws upon approval by Unit Owners having at least sixty-seven percent (67%) of the total votes at a meeting called for the purpose of such an amendment; and,

WHEREAS, the amended portions of the Declaration contained in this Seventh Amendment have been approved by a vote of Unit Owners having at least seventy-five percent (75%) of the total vote at a special meeting of owners held on Oct 16, 2008; and,

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WHEREAS, the amended portions of the By-Laws contained in this Seventh Amendment have been approved by a vote of Unit Owners having at least sixty-seven percent (67%) of the total vote at a special meeting of owners held on 10/16, 2008; and,

NOW, THEREFORE, in furtherance of the foregoing Recitals, the Declaration and By-Laws are hereby amended in accordance with the following:

1. Article IX, Section 9.2 of the Declaration is amended by deleting the second to last sentence beginning with "The" and ending with "months" in its entirety, and replacing it with the following:

"The leasing or sale of Parking Units may only be made to another Unit Owner or resident, and any such leases may be for terms of less than six (6) months."

2. Article II, Section 2.3 of the By-Laws is amended by deleting the fourth sentence beginning with "Thereafter" and ending with "meeting," and replacing it with the following:

"Thereafter, there shall be an annual meeting of the Unit Owners on the first Monday of December of each succeeding year at 7:00 p.m., or at such other reasonable time or date as may be designated by written notice of the Board delivered to the Unit Owners not less than ten (10) days or more than thirty (30) days prior to the date fixed for said meeting."

3. Article III, Section 3.1 of the By-Laws is amended by adding the following immediately after the fifth sentence ending in "each.":

"At the annual meeting in December, 2008, the four (4) candidates receiving the highest number of votes shall be elected to a term of two (2) years each, with the three (3) candidates receiving the next highest number of votes being elected to a term of one (1) year each. Thereafter, at each following annual meeting, expired director positions shall be elected to two (2) year terms."

In addition, the last sentence of Section 3.1 is amended by striking the words "one-half (1/2)" and replacing them with "one-third (1/3)".

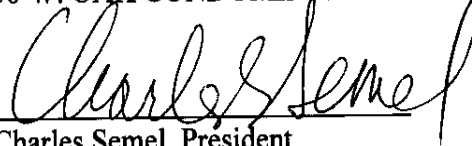
4. Article V, Section 5.1 of the By-Laws is amended by striking the words "August 1<sup>st</sup>" in the first sentence and replacing them with "November 1<sup>st</sup>", and striking the words "August 15<sup>th</sup>" in the sixth sentence and replacing them with "November 15<sup>th</sup>".

5. All remaining provisions of the Declaration and By-Laws shall remain in full force and effect.


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IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first written above.

BOARD OF DIRECTORS OF  
30 W. OAK CONDOMINIUM ASSOCIATION

By:   
Charles Semel, President

ATTEST:

By:   
Paul Knapp, Secretary

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STATE OF ILLINOIS )  
                                                      ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that ~~Charles Smith, as President of the Board of Directors of 30 W. Oak Condominium Association (Board) and~~ Paul Knapp, as Secretary of the Board, appeared before me this day in person and acknowledged that they signed and delivered the Seventh Amendment to Declaration of Condominium Ownership and By-Laws for 30 W. Oak Condominium, as their free and voluntary act and as the free and voluntary act of the Board for the uses and purposes therein set forth.

Given under my hand and notarial seal as of the 3 day of December, 2008.

Rosa Shelton  
Notary Public

My Commission Expires: 12/9/2011



Notary FOR Paul Knapp  
only

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

## AFFIDAVIT

Paul Knapp, having been sworn under oath and under penalties of perjury as provided by law, states and certifies as follows:

1. I am the Secretary of the Board of Directors of 30 W. Oak Condominium Association (the "Association") and have personal knowledge of all matters set forth herein.


2. On or about Oct 16, 2008, the Unit Owners having at least seventy-five percent (75%) of the total votes of the Association approved the amendments to the Declaration contained in the Seventh Amendment to Declaration of Condominium Ownership and By-Laws of 30 W. Oak Condominium ("Seventh Amendment"), and the Unit Owners have at least sixty-seven (67%) of the total votes of the Association approved the amendments to the By-Laws contained in the Seventh Amendment, at a special meeting of owners held on that same date.

3. In accordance with Article XVII, Section 17.8 the original Declaration of Condominium Ownership for 30 W. Oak Condominium, I hereby certify that I mailed, or caused to be mailed, by certified mail to all holders of first mortgages and trust deeds of record, a copy of the Seventh Amendment prior to the date of this Affidavit.



Paul Knapp  
 Secretary of the Board of Directors of  
 30 W. Oak Condominium Association

Subscribed and sworn to before me this 3  
 day of December, 2008



Notary Public

My commission expires: 12/9/2011

