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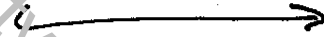


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Doc#: 0902739006 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2009 10:16 AM Pg: 1 of 15

POLICY FOR COLLECTION OF ASSESSMENT & ASSOCIATED FINES
FOR 4434 S. UNIVERSITY CONDO POLICY DOCUMENTS

PIN #'S & LEGAL DESCRIPTION ATTACHED



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Policy for collection of Assessment and Associated Fines

1) **Assessments**– Assessments for the official fiscal year (beginning in August '05) have been based on the total amount of building ownership by a specific unit. The percentages of common ownership were based on the listing prices for the whole building when we set up the condo in the very beginning and prior to sales of the units. The Illinois Condo Act really does not concern itself with square footage but rather "value". Value is largely comprised by the size, but a unit with a better view may be worth more than a larger unit elsewhere in the building.

The assessments total are based a combination of the estimated monthly budget from the original condo association documents created by JML Development and the revised budget created by the association.

Hence....the approximate ownership and amount owed by unit is as follows:

Unit	% Ownership	Estimated Cost/Mo
1S	20.16%	\$ 96.67
2S	14.32%	\$ 68.66
3S	14.70%	\$ 70.49
1N	20.63%	\$ 98.92
2N	14.70%	\$ 70.49
3N	15.49%	\$ 74.27
Totals	100.00%	\$ 479.50

2) **Past Due Assessments Collections** – As the association was formed almost a year prior to the move in date of the first resident, the association has agreed (per unanimous vote on 8/19/05) to collect from each unit owner the past due assessments given the schedule above through an agreeable payment system. Each resident shall pre arrange with the treasurer a monthly payment option to secure a portion of the past due assessment (based specifically on the unit owners first month of residency)¹ and the present month's assessment. This agreement has been set to ensure that immediate utility and insurance coverage could be maintained given the negligent payments and coordination of the aforementioned development organization.

3) **Assessments paid to current** – As past donations have been given by each individual unit owner to cover utility expenses prior to the association's inception, unit owners who have paid all of their past due assessments will receive a credit of \$206.75 to apply to future assessment payments. The treasurer will communicate the next due date and amount due at the time all past due assessments have been paid.

4) **Assessment Schedule** – Agreed upon assessment payments will be due the first of each month to the 4434 S. University Board treasurer (by mail or hand delivery) by each unit. The Association Board and an individual unit owner will be the only parties with

1) First month of residency will vary from unit to unit as some residents were not physically able to move at the time of close due to uninhabitable quarters.

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visibility to individual payment plans schedules, tardy assessment payments, and if need be the collections process.

5) Notification of Assessment Payment Due– Approximately one week prior to an assessment due date, the treasurer will send e-mail notification to an individual unit owner that their upcoming payment will be due the first of the forthcoming month.

6) Receipt of Assessment Payment Due – Within one week of a payment submitted by an individual unit owner, the treasurer will send an electronic receipt to the unit owner for the amount paid.

7) Policies for Late Payments and/or Collections

Residents who fail to pay their monthly assessments in a timely manner are subject to the following provisions, late fee charges, and schedules

- a. **Any assessment payment that are received after a date (via check notation, US postal service, or notation by the treasurer) later than the tenth day of the month in which it is due will be considered to be late.**
- b. **If the tenth day of the month in which an assessment is due falls on a Sunday, Holiday, or other day(s) on which the treasurer is not available to process payments, the assessment payment for that month will be considered late at 12:00 PM of the business day immediately following the day(s) that the treasurer was unavailable.**
- c. **Late Fee(s) will be charged to unit owners when their unit's assessments (monthly and/or special) are not delivered in compliance with this rule and are due with the associated assessment that the late fee(s) is (are) charged against. In the case that a late fee is not delivered with the associated assessment, the late fee(s) will be considered outstanding and unpaid. No additional late fee(s) will be charged against the associated assessment for that month if that assessment is paid in full. However, regardless of the status of the assessment after payment, all late fees must be paid in full within 90 days of the assignment of the late fee.**

1. **Late fee amount** – The late fee for the first month of late-payment will be **\$25** which will be considered incremental to the amount past due. The late fee after three consecutive months of late payment will be **\$50** which will be considered incremental to the amount past due.

2. **Late fee notification** – The treasurer will send notification to the late party by the thirteenth day of the month that the unit owner will be responsible for both their regular assessment fee and late fee. If the thirteenth day of the month falls on a Sunday, Holiday, or other day(s) on which the treasurer is not available to process payments, the President will send notification at his/her earliest convenience.

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3. Late fee schedule -- all late fees are incremental to assessment fees and will be reset in cases of prompt payment.

	Month One	Month Two	Month Three	Month Four	Month Five
	\$25	\$25	\$50	\$50	\$50
1 st month tardy	\$25				
2 nd month tardy		\$50			
3 rd month tardy			\$100		
4 th month tardy				\$150	
5 th month tardy					\$200

d. Collection proceedings will be initiated to collect assessment and late fees that are:

1. Not paid in full within 90 days of the initial due date.
2. Accumulated for an amount equal to or more than the total cost for 3 months of the assessments of fees.

e. The Board of Directors will take additional action, specifically a formal lien against the violator's property, to recover the cost incurred by the Condominium Association for professional services used to collect assessments and fees. The 4434 S. University Association reserves the right to place a lien against any property, after collection procedures have been completed, if the cost for professional collection services, assessments, and fees remain unpaid.

****UPDATE - 1/1/07****

The new assessment amounts for 2007 are as follows:

Unit	Assesments/Month
1S	\$ 130.50
2S	\$ 92.70
3S	\$ 95.16
1N	\$ 133.54
2N	\$ 95.16
3N	\$ 100.27
Totals	\$ 647.33

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Pet Policy

Applies to Owners and Lessees

I. Unit Owners'

Pets are allowed in the building with the following limitations:

- 1) Pets are allowed only in units occupied by owners. Lessees may not house pets in their unit.
- 2) No exotic animals (animals other than cats, dogs, birds, or fish). Any other animal must be approved by board.
- 3) Weight limit of 25 lbs on dogs. Dogs must be up to date on shots.
- 4) No more than two dogs or cats (or a combination of one each) per unit.
- 5) All pets must be free of fleas, ticks, and other pests. Should a pet's infestation lead to pest problems in a unit or any common area, the animal's owner will be responsible for all costs involved in immediate pest removal.
- 6) ALL (residents and visitors) pets should be leashed and accompanied by its owner AT ALL TIMES when in common areas, as well as in any potential situations where the animal can come in contact with another resident or their guests. Individual unit owners have the right to request the removal of the pet from any common area or premise if feeling threatened or uncomfortable during ingress to or egress from the building.
- 7) Each unit owner is responsible for ALL acts of their (owned or visiting) pets. The 4434 S. University Condominium Association is not liable for any damage or harmful acts caused by a pet to other pets, persons, or property.
- 8) The board may request the permanent removal of any pet that acts in a dangerous, aggressive, or viscous manner despite size, breed, or species.

II. Visiting Pets

Visiting pets are subject to the same rules as pets owned by unit owners with the following noted exceptions:

- 1) Visiting pets are exempt from the weight limit.
- 2) Unit owners assume all responsibility (including financial) for visiting pets. For example, if a visiting pet damages a common area, the unit owner would be responsible for paying the amount of the damages to the association.

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Amendment to Condo Declaration Article IV

General Provision as to units and Common Areas

- 1) **General Statement of Use of Common Areas** -- Common areas of 4434 S. University are joint property of all members of the 4434 S. University Association. Residents and owners are financially responsible for the acts of their children, guests, and pets.
- 2) **Policies and Procedures established by the Rule** -- Residents, owners, and guest of the 4434 S. University Condominium Association must adhere to the following guidelines and restrictions.
 - a. Children must be supervised at all times and are prohibited from playing or loitering without adult supervision in the common areas (lobby, corridors, indoor or outdoor stairwells, basement, etc.).
 - b. Guests may not be left unattended or unescorted in the common areas for prolonged periods of time.
 - c. Cooking is prohibited in the common areas. Catered food with food warmers or hot water/beverage receptacles may be used in the foyer of the common area during joint gatherings as long as they are not left unattended and discarded properly later.
 - d. No sign, notice, advertisement or other lettering may be exhibited, inscribed, painted or affixed to any part of the exterior or interior common areas of the building without the consent of the association body (or a committee chairperson).
 - e. The back and front entrance doors and gates should be locked at all times. The only exception would be for movement or quick transport in and out of these areas with constant monitoring (at least every 3 minutes).
 - f. All units have designated storage spaces. Personal property of owners, residents, or guest may not be stored or otherwise left in hallways, stairwells, or any other common areas.
 - g. Bicycle storage procedures are spelled out within the condo declaration
 - h. No trash, garbage, or waste may be left in any common area (hallways, corridors, stairwells, etc.) Garbage must be wrapped in heavy duty bags and placed inside the designated trash bin for proper disposal.
 - i. No resident may keep, or cause to be kept, and debris resulting from remodeling or improvement upon the premises for more than 10 days.
 - j. Smoking is prohibited at all times in the common areas.
 - k. No objects should be thrown from any of the windows.
 - l. No unit owner or resident may overload the electrical wiring of the common areas of the building or operate machines, appliances, accessories, or equipment in such a manner as to cause an unreasonable disturbance to others.
 - m. No owner or resident may connect any machines or appliances to the phone cords, gas meters, or electrical meters within the indoor and outdoor common areas.
 - n. Unit owners and residents are financial responsible to pay for any damages to the common areas caused by themselves and/or their guests.
- 3) **Exceptions to the Rule** - Exceptions will be made to the general rule as petitioned and approved by a majority vote of the Board of Directors of the 4434 S. University Condo Association.

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Policy for Parties and Social Events

- 1) **General Statement of Use of Common Areas** – Parties may be held by Residents in the units which they occupy as long as resident immediately adjacent to them on all sides of the unit or space where the party is to be held, are notified and in agreement at least two days in advance. The Board of Directors of the 4434 S. University Condo Association must be notified if a party or social event is held for political purposes and/or fundraising for the benefit (direct or indirect) of the 4434 S. University Condo Association or persons (or organizations) other than those whose residence is 4434 S. University. A party or social event is defined as a gathering of several guest (3 or more), which may be potentially noisy or a nuisance to other residents of 4434 S. University for general group activities such as, but not limited to the following:
 - a. **Musical Entertainment**
 - b. **Displaying and/or offering for sale items of general interest for a limited time**
 - c. **Hosting persons for the purpose of expressing political views**
 - d. **Organizational Fundraising**
 - e. **Group Physical exercise**

- 2) **Policies and Procedures established by the rule** – Residents who host parties must adhere to the following guidelines and restrictions
 - a. Guests are prohibited from gathering and/or loitering in the common areas (hallways, stairwells, entrance, etc.) during the time of the party or social event.
 - b. Guest, host, or residents may not carry, display, or use firearms or weapons (of any kind) while attending any party or social event. Any persons (guests or residents) in violation of this rule will be reported to the appropriate authorities and the party or social event must end immediately.
 - c. Persons who host parties or social events that are held in individual units or common areas may not post, hang or display banners, notices on any doors, walls, floors, hallways, in the windows or on the interior or exterior walls of the building, or any other common area without consent from a Board Member.
 - d. All trash from parties or social events held in common areas must be disposed of properly immediately afterwards. If there is excessive trash from any party such that the Association trash bins would be severely overloaded, the hosts of the party are responsible for ensuring that the trash is carried away from the building and disposed of in an remote location.
 - e. Unit owners and residents are financially responsible to pay for any damages to the common or individual unit areas caused by themselves and/or their guests.

- 3) **Exceptions to the rule** – Exceptions will be made to the general rule as petitioned and approved by a majority vote of the Board of Directors of the 4434 S. University Condo Association.

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Policy for Moving Schedules, Fees, and Fines

1) When planning to vacate a unit, the owner must give the board written notice of intent at least 14 days prior to the planned move.

2) Moving Times – The following moving times are set for the convenience of the association residents.

Monday through Friday	8:00 a.m. – 8:00 p.m.
Saturday, Sunday, and Holidays	8:00 a.m. – 8:00 p.m.

3) Moving Deposit – A moving deposit must be submitted in the amount of \$200.00 in the form of cash, cashier's check, or money order made payable to the 4434 S. University Condo Association one week before you are scheduled to move. All checks will be deposited. The purpose of this deposit is to cover the cost of any damages to the common area that may occur as a result of the move. The cost of damages (if any) will be subtracted from the \$200.00 deposit and the balance refunded to the person(s) submitting the deposit. If the cost of damages to the common areas exceeds the amount of the security deposit, the Unit Owner(s) will be held responsible for the excessive amount with payment expected within 14 days. If no damages are noted, the entire amount of this fee will be refunded within 7 to 14 days by check.

4) Common Area Clean-Up- The owner is responsible for cleaning all of the common areas affected by his/her move. This includes the front lobby area, back hallways, storage area, stairs, and front/back outside areas. All areas should be mopped, swept, or vacuumed to remove any debris or trash from the move. Failure to clean up common areas may result in a deduction from the owner's moving deposit.

5) Exceptions to the rule – Exceptions will be made to the general rules as petitioned and approved by a majority vote of the Board of Directors of the 4434 S. University Condo Association.

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General Provision for Voting and Consensus Rights and Procedure

1. Consensus Process

Any duly held meeting of the Association, the Managing Board, or any committee created by the Association or Managing Board shall make decisions on a modified consensus basis as follows.

- a. The participants in such meeting, with the facilitation of the President shall attempt to make a decision by consensus. A consensus is deemed reached if all of those present, assuming there is a quorum (A quorum for such event shall be defined as two-thirds (67%) of association membership, agree to the adoption of the proposal, or stand aside. Every effort shall be made to reach such a consensus with compromises and adjustments being made appropriately. If consensus cannot be reached on a proposal at a single meeting, the proposal shall be tabled until a subsequent meeting.
- b. If no consensus can be reached after a proposal has been considered at each of three meetings, with at least eighteen hours between such meetings, the proposal shall be deemed deadlocked. Thereupon, at such third or any subsequent meeting, any Unit Owner and, if the proposal is being considered under subsection a of Section 2, any occupant of the 4434 S. University Condo Association may move to vote. If a Majority agrees, a vote shall be taken. If the proposal is approved by a Majority, the proposal shall be accepted.
- c. If no vote is taken on a deadlocked proposal, the proposal shall continue to be considered at subsequent meetings until a consensus to accept or reject the proposal is reached or a vote is taken.

2. Voting Rights & Process

- a. When dealing with decisions pertaining to organizational and administrative structure, finances, acquisition and disposal of property interests and legal concerns of the Condominium, each Unit shall be entitled to a single vote to be exercised by a Unit Owner. When more than one person or entity holds an ownership interest in any Unit, such persons or entities shall determine who may exercise the Unit's vote, and shall notify the association of that choice.
- b. When dealing with decisions regarding daily living matters such as social activities, rules and regulations, committee membership, and other community tasks, all unit owners and assigned proxy members shall have individual voices in the consensus process set forth in Section 1 above, including the power to block consensus by recommending a vote if they so choose.
- c. **All units have equal vote**
- d. All votes will be signaled as positive or negative either verbally or physically. The secretary will record the outcome of all votes within the meeting minutes.
- e. Any voting deadlock will be decided by a re-vote based on the percent ownership listed within the condo documents.

3. Emergency Decisions

In the event of a proposal or action requiring immediate decision that does not fall within the authorized powers of the Board, the Managing Board shall issue an internet vote solicitation to

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the Association. A good-faith effort will be made to contact all Unit Owners for participation prior to the vote to provide equal information to all members. If a Quorum appropriate to a particular proposal as described in Section 1 participates within 24 hours of the set deadline, the proposal may be decided either by consensus or by vote as described in Section 2.

4. Consideration by Full Membership

A Majority of the Managing Board, Unit Owners or a Committee created by the Unit Owners may decide that a particular matter should be considered by the full membership of the body in question, rather than by a Quorum. In that case, the matter shall be tabled until such time as either (i) a good faith effort has been made to contact all members of the Managing Board, Unit Owners or Committee members for their approval, or (ii) a meeting of all the members of the body in question has been held to consider the matter.

5. Use of Proxies

- a. A Unit Owner may vote on the behalf of another Unit Owner in matters being considered by the Association, the Managing Board, or a Committee of the Association by written proxy of that Owner. There must be an agreement between the two which has been (i) signed by such Unit Owner, and (ii) dated not more than two weeks before the meeting and (iii) contains no terms inconsistent with the present exercise.
- b. An external party may also vote on behalf of a Unit Owner in matters being considered by the Association.
 1. All unit owners will have the ability to select two external proxy advocates bi-annually. Unit owners will identify the proxies via an association proxy form.
 2. If there is a need to change a proxy prior to the acceptable bi-annual change, the unit owner making the adjustment will be charged a \$50 fee payable to the association.

6. Committee Delegation

The Unit Owners may, from time to time, in order to expedite decision-making and reduce the demands on general meetings, delegate specific powers to a committee or task force with identified membership, which committee or task force may act independently of the Association as a whole. In such cases, the powers to be delegated shall be put in writing, verbalized and shall be granted only by Consensus of the association acting under Section 1. Where decision-making has been delegated in this manner, the committee in question shall post a prominent notice in the common area, website, and/or e-mail of any proposed action on the matter in question at least five days prior to the meeting at which the decision is to be made. All Unit Owners may participate in committee meetings and any decisions shall be subject to the above-stated rules for consensus. A Quorum for such meetings shall be defined as two-thirds (67%) of association membership identified as such by written record duly submitted to the secretary. Decisions made under this process shall be posted prominently within the website, but shall not be considered open for further discussion or blocking unless agreed to by a Majority of the committee in question.

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Purchase Policy for 4434 S. University Condo Association

- 1) **General Statement of Purchase Procedure** -- As needed, board members and association members have the right to purchase goods and or services for the good of the association.

- 2) **Board Member Policies and Procedures established by the Rule** -- Board Members of the 4434 S. University Condominium Association must adhere to the following guidelines and restrictions.
 - a. Items under \$100 in value (pre-tax) can be purchased using the association's credit card.
 - i. Receipts must be collected, affixed to a blank piece of paper, and saved onto the association's website for the association's review. In the case of any scanning issues, the receipts must be shared with the association treasurer for purchase verification within one week of purchase.
 - ii. Budget reconciliation must take place with the treasurer to ensure that all items purchased are accurately reflected.
 - b. Items from \$ 00 in value to \$250 (pre-tax) must be agreed upon by the board prior to purchase with the association's credit card.
 - i. The purchasing board member must receive approval from the treasurer for any necessary purchase (for the absolute good and best interest of the association, building, and residents).
 - ii. Receipts must be collected, affixed to a blank piece of paper, and saved onto the association's website for the association's review. In the case of any scanning issues, the receipts must be shared with the association treasurer for purchase verification within one week of purchase.
 - iii. Budget reconciliation must take place with the treasurer to ensure that all items purchased are accurately reflected.
 - c. Items over \$250 (pre-tax) must be agreed upon by the association via meeting vote or internet agreement prior to purchase with the association's credit card or organizational check.
 - i. The purchasing board member must receive approval from the treasurer for any necessary purchase (for the absolute good and best interest of the association, building, and residents).
 - ii. An invoice must be shared with the association via meeting or internet.
 - iii. Receipts must be collected, affixed to a blank piece of paper, and saved onto the association's website for the association's review. In the case of any scanning issues, the receipts must be shared with the association treasurer for purchase verification within one week of purchase.
 - iv. Budget reconciliation must take place with the treasurer to ensure that all items purchased are accurately reflected.

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3) Association Member Policies and Procedures established by the Rule –
Association Members of the 4434 S. University Condominium Association must adhere to the following guidelines and restrictions.

- a. Only items under \$25 in value (pre-tax) can be purchased and reimbursed through the pre-approved manner illustrated below.
 - i. The purchasing board member must receive approval from the association President for any necessary purchase (for the absolute good and best interest of the association, building, and residents).
 - ii. Receipts must be collected, affixed to a blank piece of paper, and saved onto the association's website for the association's review. In the case of any scanning issues, the receipts must be shared with the association treasurer for purchase verification within one week of purchase.
 - iii. Budget reconciliation must take place with the treasurer to ensure that all items purchased are accurately reflected.

4) Exceptions to the Rule - Exceptions will be made to the general rule as petitioned and approved by a majority vote of the Board of Directors of the 4434 S. University Condo Association.

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Policy for Leasing Units

This policy shall apply in addition to Article XIV of the Declaration of Condominium Ownership which deals with Leasing and Other Alienation (page 31):

“14.01 Right of First Refusal. No right of first refusal exists in the Declaration.”

“14.02 Limits on Lease Terms. If a Unit Owner (other than the Developer or Declarant) leases a Unit, a copy of such lease shall be furnished to the Board within Ten (10) days after execution thereof. The Lessee under such Lease shall be bound by and shall be subject to all of the non-monetary obligations of the Unit-Owner-Lessor under the Declaration and each such lease shall expressly so provide. The Unit-Owner-Lessor shall not be relieved thereby from any of said obligations. No Unit Owner may lease his Unit for a period of less than one (1) year for the initial term of the Lease or lease his unit for hotel or transient purposes. The Board may impose reasonable rules upon the leasing of Units.”

Units for Lease

- 1) A unit is considered “for lease” when anyone occupies the unit in the absence of the owner for longer than 30 days. Exceptions can be granted by a vote of the association.
- 2) An owner must be up to date on their assessments before a lease to another party can be executed.
- 3) If an owner decides to use a unit as “rental property”, he/she must first occupy the unit for a minimum of six months prior to the execution of a lease to another party.
- 4) No subsidized renting or leasing from any federal, state, or local agencies is allowed unless unanimously approved by the association.
- 5) Absolutely no sub-leasing is allowed.

Leasing Protocol

- 1) The unit owner must inform the board, in writing, of their intent to rent their unit at least 30 days before the execution of a lease (date lessee will move in) or any advertisements for the rental of the unit.
- 2) The owner must have any potential lessees complete an application. A sample application with the required information will be provided by the association.
- 3) As part of the application process, the owner must do a criminal background check at their own cost of any potential lessees. The board will review any and all criminal background checks for all persons listed on the application.
- 4) Association will have the right to deny a tenant based upon the “Lessee Guidelines” in the next section.
- 5) All persons living in the unit must be listed on the application and lease, including the number of and age of all children.
- 6) The board shall receive a copy of the application along with any criminal background information obtained no less than 21 days prior to the planned execution of a lease.
- 7) The association will meet to review the application and any other documents required including any criminal backgrounds documentation of the potential tenants within the 7 days of receipt of all documents required. A vote as to the suitability of any prospective

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- tenants will be voted on. An internet vote (as outlined in the General Provisions for Voting) is acceptable in the event that owners cannot agree on a time to meet in person.
- 8) The board will give the unit owner notification of the outcome of the meeting 14 days before the planned execution of the lease.
 - 9) Upon execution of a new lease, the owner must pay a "Rental Fee" of \$250 to the association. This is a non-refundable fee that will go into the association's general fund. Upon renewal of a lease to the same party, the rental fee will not be assessed.

Lessee Guidelines

The association has the right to deny a tenant if any of the following information is discovered through a background check or through any search of public record:

- 1) Tenant(s) cannot have any felony convictions.
- 2) Tenant(s) cannot be listed on the sex offender registry.
- 3) Other convictions or criminal information in the tenants report can be brought before the association for a vote.

Lessee Specific Moving Rules

- 1) The owner shall pay a refundable moving fee of \$150 per lease. This fee will cover moving in and moving out. It must be paid 14 days before the lessee moves in. The moving fee will be refunded when the tenant moves out. If no damage was done to the common areas of the building, the fee will be refunded 7-14 days after the move.
- 2) If any damage is done during a move that exceeds the \$150 moving fee, the unit owner will be responsible for the additional costs. Payment for additional damage must be paid to the association within 14 days after the move.
- 3) The lessee is also subject to all of the non-monetary rules in the Policy for Moving Schedules, Fees and Fines, specifically Moving Times and Common Area Clean Up.

Occupation Rules

- 1) No more than four (4) people may occupy a rental unit.
- 2) Pets are not allowed in leased units.

Responsibility

- 1) As part of the application process, the board shall receive a statement signed by both the unit owner and the lessee(s) acknowledging responsibility to follow the rules in the condo declaration, amendments, policies, and provisions.
- 2) The owner is responsible for all condo assessments, special assessment payments, late fees, and any other fines levied on the unit. The owner is also responsible for providing a copy of the condo declaration, amendments, policies, and provisions to the lessee.
- 3) Owner remains responsible for all damages (common elements, etc) incurred by the lessee and must rectify payment within a specified number of days as set forth by the board.
- 4) The owner shall be actively involved in the condo association. The owner must attend four association meetings per year, either in person or via conference call.

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The following is a copy of a Legal Description held by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

PIN: SEC: TWN: RNG:

UNIT:

4434 SOUTH UNIVERSITY CONDO DECLARATION PER DOC #0426834147:
 LOT 17 IN GREENWOOD PARK SUBDIVISION, A SUBDIVISION OF BLOCK 4 IN THE
 SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF

20 - 02 - 309 - 027 - 1002 UNIT 2S
 - 1003 UNIT 3S
 - 1004 UNIT 1N
 - 1005 UNIT 2N
 - 1006 UNIT 3N