

# UNOFFICIAL COPY



0905031062

Doc#: 0905031062 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2009 12:11 PM Pg: 1 of 8

First Amendment to Condominium Declaration  
for

Sixty Seven Sixteenth Street  
Condominium Association

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR THE SIXTY SEVEN SIXTEENTH STREET CONDOMINIUM ASSOCIATION

THIS AMENDMENT to the Condominium Declaration for The Sixty Seven Sixteenth Street Condominium Association is made on this 17 of February, 2009.

### RECITALS

- A. On December 17, 2003, Cole Taylor Bank, as Trustee under Trust Agreement dated January 9, 2003 and known as Trust Number 03-9647 ("Declarant") caused to be recorded the Condominium Declaration for Sixty Seven Sixteenth Street Condominium Association, an Illinois Not-For-Profit Corporation, at the Cook County Recorder of Deeds Document #0335103008.
- B. That as of October 1, 2004, Sixty Seven Sixteenth Street Condominium Association, an Illinois Not-For-Profit Corporation, was involuntary dissolved.
- C. Article 13.7 of the Declaration provides that the Declaration may be changed, modified or rescinded as provided in Section 13.2 or by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the President of the Board, and approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose provided, however, that all holders of the first mortgages of record have been notified by certified mail of any change, modification, or rescission, and an affidavit by the Secretary of the Board certifying to such mailing is made part of such instrument and provided further that any provisions herein which specifically grant rights to holders of first mortgages of record may be amended only with the written consent of all such holders of first mortgages.
- D. The Owners of Units at Sixty Seven Sixteenth Street Condominium Association desire to amend the Declaration, as set forth in this Amendment, to reincorporate a new Not-For-Profit Condominium Association.
- E. Owners of 67% of the total interests in the General Common Elements have approved this Amendment below.
- F. The Association has submitted a written notification of this Amendment to all holders of first mortgages via certified mail.
- G. This Amendment has been determined by the Association and by the Owners that have approved it, to be reasonable and not burdensome.

# UNOFFICIAL COPY

NOW, THEREFORE, effective upon execution of this Amendment and recording with the Cook County Recorder of Deeds, the Declaration is amended as follows:

1. Article 1, Section 1.1 (Association) shall be amended to reflect that the "Association" shall be East 16<sup>th</sup> Street Condominium Association, an Illinois Not-For-Profit Corporation.
2. Article 1, Section 1.4 (By-Laws) shall be amended as follows: **"By-Laws.** The provisions for the administration of the Property including, but not limited to, assessment, maintenance, use, occupancy, sale, leasing and alienation, all as hereinafter set forth, or as the same may be from time to time duly amended. By-Laws of East 16<sup>th</sup> Street Condominium Association, attached hereto, has been adopted by the Association and its Owners, and shall constitute the new By-Laws of the Association.

**IN WITNESS WHEREOF**, the undersigned, being the President and Secretary of the East 16<sup>th</sup> Street Condominium Association, certify that the Association has obtained the written approval of this Amendment as set forth in the Recitals above, as evidenced by written instruments of Owners, recorded herewith and/or as filed with the records of the Association and by the approval of the holder of first mortgages, as allowed by state statute.

EAST 16<sup>TH</sup> STREET CONDOMINIUM ASSOCIATION,  
an Illinois Not-For-Profit Corporation

By:

President

Attest:

Secretary

## UNOFFICIAL COPY

Page 1

**MINUTES OF ORGANIZATIONAL MEETING  
OF THE BOARD OF DIRECTORS FOR  
EAST 16<sup>TH</sup> STREET CONDOMINIUM ASSOCIATION**

The organizational meeting of the Board of Directors of the above Corporation was held at Conference call in Chicago, Illinois on Feb- 17, 2009 at 9:00 am, pursuant to waiver of notice signed by all Directors named in the Articles of Incorporation of the Non-For-Profit Corporation. A copy of the Articles of Incorporation of the Corporation was ordered to be attached to the minutes of this meeting.

There were present at the meeting the following Directors constituting a quorum and all of the Directors of the Corporation:

SAMI TAKIEDDINE  
SAM HALLAK  
TACUMA ROBINSON  
DAVID GUILTY

With the assent of all directors present at the meeting, the meeting was called to order. SAMI TAKIEDDINE [name of director] was elected Chairperson of the meeting and DAVID GUILTY [name of director] was elected Secretary of the meeting.

The Chairperson reported that the Non-For-Profit Articles of Incorporation had been filed with the Illinois Secretary of State on November 7, 2008.

The Chairperson stated that the first order of business was to Amend the Condominium Declaration, adopt bylaws of the Corporation, elect Officers, and act on certain other matters. Following a full discussion, the following resolutions were, on motion duly made and seconded, unanimously adopted by all Directors present:

**RESOLVED**, that the First Amendment to the Condominium Declaration, attached hereto, shall be filed with the Cook County Recorder of Deeds Office.

**RESOLVED**, that the form of bylaws attached to the Minutes of this meeting are adopted as the bylaws of this Condominium Association.

**RESOLVED**, the following individuals are duly elected to the offices indicated:

President: SAMI TAKIEDDINE  
Vice President TACUMA ROBINSON  
Secretary DAVID GUILTY  
Treasurer SAM HALLAK

**RESOLVED**, that the President [specify officer, e.g., Secretary] is authorized to open bank accounts and to deposit funds of the Corporation in CHASE [name of bank]; that the attached resolutions appointing the bank and designating signatories for the payment of funds of the corporate accounts are adopted; and that the David Guilty [specify officer, e.g., Secretary] is authorized to certify the resolutions for forwarding to that bank.

# UNOFFICIAL COPY

## Notice of First Amendment to Declaration of Condominium

To: ING MORTGAGE, as First Mortgage Holder  
GMAC MORTGAGE  
 \_\_\_\_\_  
 \_\_\_\_\_

This correspondence shall serve as written notification, as required per Article 13 Declaration of Condominium Ownership and of Easement, Restrictions, Covenants and Bylaws for the Sixty Seven Sixteenth Street Condominium Association, document number 0335103008. The First Amendment to Condominium Declaration, attached hereto, shall be filed with the Office of the Cook County Recorder of Deeds.

On February 17, 2009, I, SAMI TAKIEDDINE, <sup>PRESIDENT</sup> Secretary of the East 16<sup>th</sup> Street Condominium Association, on oath state that I have served this notice by mailing a copy via certified mail to each person to whom it is directed and depositing the same in the U.S. Mail at \_\_\_\_\_ in Chicago, Illinois.

Sami Takieddine  
 Secretary PRESIDENT

State of Illinois

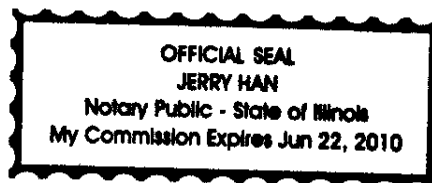
County of COOK

The undersigned, a notary public in and for the above county and state, certifies that Sami Takieddine, known to me to be the same person whose name is subscribed above, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act, for the uses and purposes therein set forth.

Dated: 2/17/09

(SEAL)

Jerry Han  
 Notary Public



My commission expires 06/22/2010

# UNOFFICIAL COPY

State of Illinois

County of Cook

The undersigned, a notary public in and for the above county and state, certifies that Sami Takieddine and \_\_\_\_\_ known to me to be the same persons whose names are subscribed above, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act, for the uses and purposes therein set forth.

Dated: 2/17/09

(SEAL)

Jerry Han  
Notary Public



My commission expires Jun 22 2010

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of Illinois

County of Cook

The undersigned, a notary public in and for the above county and state, certifies that David Gilty and \_\_\_\_\_ known to me to be the same persons whose names are subscribed above, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act, for the uses and purposes therein set forth.

Dated: 2-19-09

(SEAL) OFFICIAL SEAL  
JOANNA M. KOPEMKIEWICZ  
Notary Public - State of Illinois  
My Commission Expires Mar 19, 2012

Joanna M. Kopenkiewicz  
Notary Public

My commission expires 3-19-12

Cook County Clerk's Office

**UNOFFICIAL COPY****David D. Orr****Clerk of Cook County****COUNTY OF COOK MAP DEPARTMENT**Date: 02-19-2009

**THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:**  
**17 - 22 - 301 - 060 - 1004** **BEARS THE FOLLOWING LEGAL DESCRIPTION:**

UNIT 67-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS  
IN SEVENTY NINE SIXTEENTH STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE  
DECLARATION RECORDED AS DOCUMENT NUMBER 0312603060, AND AMENDED BY DOCUMENT  
NUMBER 0315519159 IN THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 39 NORTH, RANGE 14  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$5.00

  
\_\_\_\_\_  
Supervisor of Maps and Plats

Clerk of Cook County Clerk's Office