

PREPARED BY AND MAIL TO: Marty DeRoin 210 S. Clark Street, Suite 2025 Chicago, IL 60604 Tel. 312/362-0708 Doc#: 0905145105 Fee: \$62.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/20/2009 12:13 PM Pg: 1 of 3

FIRST AMENDMENT TO CONDOMINIUM DECLARATIONS Le Janet Condominiums 15 NV Greenlerf Ave (7021-25 N. Greenview Ave. Chicago, II. 60626

1427-45 W. Greenleaf Ave./7021-35 N. Greenview Ave., Chicago, IL 60626

The undersigned, 1437-45 W Greenleaf, LLC, an Illinois Limited Liability Company, hereby amends the Condominium Declarations for Le Janet Condominiums, recorded as document number 0714315060, as follows:

Pursuant to Article XVIII. Section 7 of the Condominium Declarations (special amendment to conform o federal mortgage lenders/insurers), the Condominium Declarations are hereby an ended as follows:

- 1. Article XIX (First Mortgagee's Rights) is amended to require the prior written approval of at least 51% of the nortgage lenders on the Units for any proposed amendment to the Condominium Declarations and By-Laws that:
 - a. will be of a materially adverse nature to the mortgage lenders;
 - b. will terminate the legal status of the project after substantial destruction or condemnation occurs of for other reasons.

In addition, Article XIX is further amended to require that implied approval of the mortgage lenders will be assumed when a mortgagee fails to submit a response to any written proposal for an amendment within 60 days after it receives proper notice of the proposal provided the notice was delivered by certified or registered mail, with return receipt requested.

- 2. Article XIX (First Mortgagee's Rights) is amended to require that no provision of the Condominium Declaration or By-Laws shall give a Unit Owner or any other party priority over any rights of the first mortgagee of the condominium Unit pursuant to its mortgage in the case of payment to the Unit Owner or insurance proceeds or condemnation awards for losses to or a taking of condominium units and/or common elements, regardless of any language in the Condominium Declarations or By-Laws to the contrary.
- 3. Article XX (Notice to First Mortgagees) is amended to require the prior written notice to mortgage lenders and/or guarantors by certified or registered

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mail, with return receipt requested, for the following, regardless of any language in the Condominium Declarations or By-Laws to the contrary:

- a. any condemnation or casualty loss that affects either a material portion of the project or the Unit securing its mortgage;
- b. any 60-day delinquency in the payment of assessments or changes owed by the Owner of any Unit on which it holds the mortgage;
- a lapse, cancellation, or material modification of any insurance policy maintained by the homeowner's association;
- any proposed action that requires the consent of a specified percentage of mortgages.

Dated this 23rd day of May. 2008

By: Daniel Herlo Member

STATE OF ILLINOIS) COUNTY OF COOK)

County Clarks The undersigned, a Notary Public in and for the County of Cook and size of Illinois, do hereby certify that Daniel Herlo, Member, of 1437-45 W Greenleaf, LLC, subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered he said instrument as his own free and voluntary act, and as the free and voluntary act of said 1437-45 W Greenleaf, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 23th day of May

Notary Public

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UNIT 1437-1N, 1437-2N, 1437-3N, 1437-G, 1437-1S, 1437-2S, 1437-3S, 1441-1N, 1441-2N, 1441-3N, 1441-1S, 1441-2S, 1441-3S, 1445-G, 1445-1N, 1445-2N, 1445-3N, 1445-1S, 1445-2S, 1445-3S, 7021-1N, 7021-2N, 7021-31 7021-G, 7021-1S, 7021-2S, 7021-3S, 7029-1N, 7029-2N, 7029-3N, 7029-18, 7029-28, 7029-38, 7035-1N, 7035-2N, 7035-3N, 7035-1S, 7035-2S, AND 7035-3S TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LE JANET CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0714315060, AS AMENDED FROM TIME TO TIME IN PART OF SECTIONS 30, 31 AND 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD OK COUNTY CONTROL PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11-32-109-001