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Cook County Recorder of Deeds
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FIRST AMENDMENT TO CONDOMINIUM DECLARATIONS

122347

Le Janet Condominiums

1437-45 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 to federal mortgage lenders/insurers), the Condominium Declarations are hereby amended as follows:

1. Article XIX (First Mortgagee's Rights) is amended to require the prior written approval of at least 51% of the mortgage 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 or 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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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, 7021-3N, 7021-G, 7021-1S, 7021-2S, 7021-3S, 7029-1N, 7029-2N, 7029-3N, 7029-1S, 7029-2S, 7029-3S, 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 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11-32-109-001

Cook County Clerk's Office