

UNOFFICIAL COPY

**THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDING SHOULD BE
RETURNED TO:**



Doc#: 0921131100 **Fee:** \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/30/2009 01:09 PM Pg: 1 of 7

THE GIRARD LAW GROUP, P.C.
2054 N. California Avenue
Chicago, Illinois 60647
Attn: Andrew A. Girard, Esq.

**SECOND AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
415 SOUTH MAPLE CONDOMINIUM**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereinafter the "Declaration") for 415 South Maple Condominium (hereinafter the "Association"), which Declaration was recorded on July 12, 1978, as Document No. 24531453 in the Office of the Recorder of Deeds of Cook County, Illinois, amended on March 4, 2005 as Document No. 0506339014 and covers the property (hereinafter the "Property") legally described in Exhibit 'A', which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article XVI, Section 16.06 of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon a recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by all of the members of the Board, and by at least three-fourths of the unit owners, and provided further that if required by law it contains an affidavit by an officer of the board, certifying that a copy of the change has been sent by certified mail to all mortgagees, having liens of record against any unit ownership, not less than ten (10) days prior to the date of such affidavit.

UNOFFICIAL COPY

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and Owners desire to amend the Declaration so as to delete the Association's first right of refusal as to all units; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed and acknowledged by all Board members and by at least three-fourths of the Owners, and due notice having been provided to all mortgagees holding liens of record against any unit ownership, all in compliance with Article VI, Section 16.06 of the Declaration and Section 17 of the Act.

NOW THEREFORE, Article XII, Sections 12.01-12.03 of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for 415 South Maple Condominium are hereby rescinded and deleted in their entirety, rendering the Board without any right or option to purchase a Unit upon the sale or lease, gift, devise or other alienation thereof.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

(THIS SPACE INTENTIONALLY LEFT BLANK)
(SIGNATURE PAGES TO FOLLOW)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I Annette Ganesh, am the president of the Board of Managers of 415 South Maple Condominium, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 28 day of June, 2009

BY: Annette Ganesh
President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned, are all of the members of 415 South Maple Condominium, an Illinois condominium established by the aforesaid Declaration, and by our signatures below do hereby execute the foregoing amendment to the Declaration pursuant to Article XVI, Section 16.06 of the Declaration. This document may be executed in counterparts for the convenience of the parties.

EXECUTED this 11TH day of June, 2009

[Handwritten Signature]

Printed Name: Kathryn Hall

[Handwritten Signature]

Printed Name: Katie Hoffman

[Handwritten Signature]

Printed Name: Russell Warren

[Handwritten Signature]

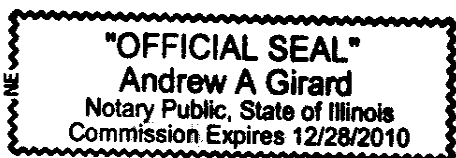
Printed Name: ANILLOTTE GANESH

[Handwritten Signature]

Printed Name: KIRSTEN PFEIFFER

Being all of the members of the Board of Mangers of 415 South Maple Condominium

I, Andrew A Girard, a Notary Public, hereby certify that on June 11, 2009 the above members of the Board of Mangers of 415 South Maple Condominium, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.



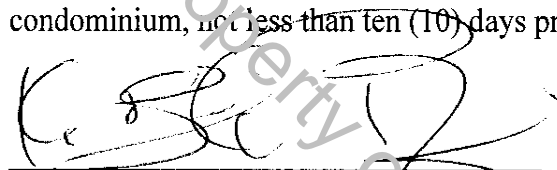
[Handwritten Signature]
Notary Public

UNOFFICIAL COPY

AFFIDAVIT OF NOTICE TO MORTGAGEES

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I KIRSTEN PFEIFFER, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of 415 South Maple Condominium, an Illinois condominium, and that pursuant to Article XVI, Section 16.06 of the Declaration of Condominium Ownership for said condominium, written notice of the foregoing amendment has been sent by certified mail to all mortgagees of record against any unit in the aforesaid condominium, not less than ten (10) days prior to the date of this affidavit.



 Secretary

SUBSCRIBED AND SWORN to
 before me this 17 day
 of July, 2009



 NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

CERTIFICATION AS TO UNIT OWNER APPROVAL

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I KIRSTEN PFEIFFER, state that I am the Secretary of the Board of Managers of 415 South Maple Condominium, an Illinois condominium, and as such Secretary and the keeper and custodian of the books and records of said condominium, I hereby certify that the persons whose names are subscribed to the foregoing instruments represents at least three-fourths unit owners of the Condominium.



 Secretary

DATE: July 17, 2009

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A Legal Description

Units 101, 201, 301, 401, 501, 601, 102, 202, 302, 402, 502, 602, 702, 103, 203, 303, 403, 503, 603 and 703 in 415 South Maple Condominium as delineated on a plat of survey attached as Exhibit "A" to the Declaration of Condominium for 415 South Maple Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois on July 12, 1978 as Document No. 24531453 being a subdivision of Lot 51 and the South 40 Feet of Lot 46 in Scoville and Niles subdivision of Block 5 in Scoville and Niles addition to Oak Park subdivision of the West 40 Acres of the Southwest quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 415 South Maple, Oak Park, Illinois

Permanent Index Number: 16-07-321-020-1001

through and including: 16-07-321-020-1020