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Prepared by and mail to:
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Doc#: 0923716038 Fee: \$60.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/25/2009 02:55 PM Pg: 1 of 13

AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND BY-LAWS OF MARION MANOR CONDOMINIUM ASSOCIATION

ARTICLE NINE of the Declaration of Covenants, Conditions and Restrictions and By-laws of Marion Manor Condominium Association is hereby revoked and replaced by the following:

ARTICLE IX, AMENDED

1. Sale or Lease. Any unit owner other than the Trustee who wishes to sell or lease his unit ownership (or any lessee of any unit wishing to assign or sublease such unit) shall give to the Board not less than thirty (30) days prior written notice of his intent to sell or lease and subsequently, the terms of any contract to sell or lease, together with a copy of such contract, the name, address, and financial and character references of the proposed purchaser or lessee and such other information concerning the proposed purchaser or lessee as the Board may reasonably require.

2. Gift. Any unit owner other than the Trustee who wishes to make a gift of his unit ownership or any interest therein to any person other than a permitted party under Section 10 of this Article IX shall give to the Board not less than ninety (90) days written notice of his or her intent to make such gift prior to the contemplated date thereof, together with the name, address, and financial and character references of the intended donee as the Board may reasonably require.

3. Involuntary Sale. (a) In the event any unit ownership or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale) the person acquiring title through such sale shall, before taking possession of the unit ownership so sold, give thirty (30) days written notice to the Board of his intention to do so.

4. Consent of Voting Members. The Board or its duly authorized representative, acting on behalf of the other unit owners may bid to purchase at any sale of a unit ownership or interest therein of any unit owner living or deceased, which said sale is held pursuant to an order or direction of a court, upon the prior consent of voting members having three—fourths (3/4) of the total votes, which said consent shall set forth a maximum price which the Board or its duly authorized representative is authorized to bid and pay for said unit ownership or interest therein.

5. Financing of Purchase under Option. (a) Acquisition of unit ownership or any interest therein under the provisions of this Article may be made from the maintenance fund or any other financing arrangement as the Board deems desirable. If said fund is insufficient, the Board shall levy as assessment against each owner as provided for and subject to Article XVI hereof.

5. (b) If the members of the Board, in their discretion, borrow money to finance the acquisition of any unit

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ownership or interest therein authorized by this Article, no financing may be secured by an encumbrance or hypothecation of any portion of the property other than the unit ownership or interest therein to be acquired.

6. Title to Acquisition Interest. Unit ownership or interests therein acquired pursuant to the terms of this Article shall be held of record in the name of the Board and their successors in office, or such nominee as they shall designate, for the benefit of all the unit owners. Said unit ownerships or interests therein shall be sold or leased by the members of the Board in such manner as the Board shall determine. All proceeds of such sale and/or leasing shall be deposited in the same proportion in which the Board could levy a special assessment under the terms of Section 8(a) of this Article.

7. Exceptions to Board's Right of Prior Notice. The Board's right of prior notice as provided in Sections 1 and 2 of this Article IX, shall not apply to any sale, lease, gift, devise, or transfer by the Trustee, and/or the developer, or by any corporation, trust, or other entity when the original unit owner or persons having at least majority control of said unit owner are in control of the transferee, or resulting from statutory merger or consolidation, or between co-owners of the same unit, or any one or more of them, or to any trustee of a trust, the sole beneficiaries of which are the unit owner, the spouse or lawful child of the unit owner, or any one or more of them, or from any trustee of a trust to any one or more of the beneficiaries thereof.

8. Miscellaneous. If a proposed sale, lease, devise, or gift, of any unit ownership is made by any unit owner, after compliance with the foregoing provisions, the purchaser, lessee, devisee, or donee thereunder shall be bound by and be subject to all of the obligations of such unit owner with respect to such unit ownership as provided in this declaration, and in the case of a lease, said lease shall expressly so provide. The unit owner making any such lease shall not be relieved thereby from any of his obligations hereunder. Upon the expiration or termination of such lease, or in the event of any attempted subleasing thereunder, the provisions hereof shall apply to such unit ownership. If any sale, lease, devise, or gift of a unit ownership is made or attempted by any unit owner without complying with the foregoing provisions, such sale, lease, devise, or gift shall be subject to each and all of the rights and options of the Board hereunder and each and all of the remedies and actions available to the Board hereunder or at law or in equity in connection therewith. The foregoing provisions with respect to any proposed sale, lease, devise, or gift shall be and remain in full force and effect until the property as a whole shall be sold or removed from the provisions of the Act, as provided in the Act, unless sooner rescinded or amended by the unit owners in the manner herein provided for amendments of this declaration. The Board may adopt rules and regulations from time to time, not inconsistent with the foregoing provisions, for the purpose of implementing and effectuating the same.

ARTICLE IX

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2. Gift. Any unit owner other than the Trustee who wishes to make a gift of his unit ownership or any interest therein to any person other than a permitted party under Section 10 of this Article IX shall give to the Board not less than ninety (90) days written notice of his or her intent to make such gift prior to the

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contemplated date thereof, together with the name, address, and financial and character references of the intended donee as the Board may reasonably require.

3. **Involuntary Sale.** (a) In the event any unit ownership or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale) the person acquiring title through such sale shall, before taking possession of the unit ownership so sold, give thirty (30) days written notice to the Board of his intention to do so.
4. **Consent of Voting Members.** The Board or its duly authorized representative, acting on behalf of the other unit owners may bid to purchase at any sale of a unit ownership or interest therein of any unit owner living or deceased, which said sale is held pursuant to an order or direction of a court, upon the prior consent of voting members having three—fourths (3/4) of the total votes, which said consent shall set forth a maximum price which the Board or its duly authorized representative is authorized to bid and pay for said unit ownership or interest therein.
5. **Financing of Purchase under Option.** (a) Acquisition of unit ownership or any interest therein under the provisions of this Article may be made from the maintenance fund or any other financing arrangement as the Board deems desirable. If said fund is insufficient, the Board shall levy as assessment against each owner as provided for and subject to Article XVI hereof. 8. (b) If the members of the Board, in their discretion, borrow money to finance the acquisition of any unit ownership or interest therein authorized by this Article, no financing may be secured by an encumbrance or hypothecation of any portion of the property other than the unit ownership or interest therein to be acquired.
6. **Title to Acquisition Interest.** Unit ownership or interests therein acquired pursuant to the terms of this Article shall be held of record in the name of the Board and their successors in office, or such nominee as they shall designate, for the benefit of all the unit owners. Said unit ownerships or interests therein shall be sold or leased by the members of the Board in such manner as the Board shall determine. All proceeds of such sale and/or leasing shall be deposited in the same proportion in which the Board could levy a special assessment under the terms of Section 8(a) of this Article.
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8. **Miscellaneous.** If a proposed sale, lease, devise, or gift, of any unit ownership is made by any unit owner, after compliance with the foregoing provisions, the purchaser, lessee, devisee, or donee thereunder shall be bound by and be subject to all of the obligations of such unit owner with respect to such unit ownership as provided in this declaration, and in the case of a lease, said lease shall expressly so provide. The unit owner making any such lease shall not be relieved thereby from any of his obligations hereunder. Upon the expiration or termination of such lease, or in the event of any attempted subleasing thereunder, the provisions hereof, shall apply to such unit ownership. If any sale, lease, devise, or gift of a unit ownership is made or attempted by any unit owner without complying with the foregoing provisions, such sale, lease,

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devise, or gift shall be subject to each and all of the rights and options of the Board hereunder and each and all of the remedies and actions available to the Board hereunder or at law or in equity in connection therewith. The foregoing provisions with respect to any proposed sale, lease devise, or gift shall be and remain in full force and effect until the property as a whole shall be sold or removed from the provisions of the Act, as provided in the Act, unless sooner rescinded or amended by the unit owners in the manner herein provided for amendments of this declaration. The Board may adopt rules and regulations from time to time, not inconsistent with the foregoing provisions, for the purpose of implementing and effectuating the same.

In all other respects, the Declaration of Covenants, Conditions and Restrictions and By-laws of Marion Manor remains in full force and effect.

This amendment affects the property legally described as follows:

Commonly known as: 322 N. Marion, Oak Park, IL 60302

Permanent Index Numbers: 16-07-108-043-1001

16-07-108-043-1002

16-07-108-043-1003

16-07-108-043-1004

16-07-108-043-1005

16-07-108-043-1006

16-07-108-043-1007

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APPROVAL OF THE AMENDMENT OF TO ARTICLE IX of the Declaration and Bylaws of the Marion Manor Condominium Association.

Board of Directors

President: Jackie Innes unit: 3N date: 8/7/09

Secretary: Lizbeth unit: 1S date: 8/6/09

Treasurer: Bob Clem unit: 3S date: 8/7/09

Other unit owners

Unit B Signature of owner Mary Jane Smith date: 7/24/09

Unit 2N Signature of owner John Hall date: 8/6/09

Unit 3S Signature of owner Cathy Lutz date: 8/06/09

Unit 2S Signature of owner Betsy date: 8/07/09

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 1607108043

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookctyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the counter clerk.

16	07	108	043		141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME
141

AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE
 16- 07- 108- 043 27001

KETTLESTRINGS ADD TO HARLEM
 TIMMES SUB

CATHERINE GAUGLERS RESUB
 MARION MANOR CONDO
 N 47.25FT S 128.75FT
 UNIT AS PER DOC #93495330

1994 DIVISION
 SPECIAL FILE

Block 108 Parcel 043

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
7	39	13		L	SB	
					3	6
			(1to3)			

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16071080431001

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16	07	108	043	1001	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

	VOLUME 141
AREA SUB-AREA BLOCK PARCEL UNIT 16- 07- 108- 043-1001	TAX CODE 27001

1994 DIVISION

SPECIAL FILE

Block _____ Parcel _____

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL

	SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
UNIT G AS PER DOC SAME 9.25% INTEREST IN COMMON ELEMENTS IN							

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P.I.N. Number: 16071080431002

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16	07	108	043	1002	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION
 VOLUME
 141
 AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE
 16- 07- 108- 043-1002 27001

1994 DIVISION
SPECIAL FILE
 Block _____ Parcel _____

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL

	SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
UNIT IN AS PER DOC SAME 13.59% INTEREST IN COMMON ELEMENTS IN							

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Map Department Legal Description Records

P.I.N. Number: 16071080431003

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16	07	108	043	1003	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION
 VOLUME
 141
 TAX CODE
 27001

AREA SUB-AREA BLOCK PARCEL UNIT
 16-07-108-043-1003

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL DESCRIPTION

UNIT IS AS PER DOC SAME
 16.66% INTEREST IN COMMON ELEMENTS IN

**1994 DIVISION
SPECIAL FILE**

Block _____ Parcel _____

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16071080431004

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16	07	108	043	1004	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME
141

AREA SUB-AREA BLOCK PARCEL UNIT
16- 07- 108- 043-1004

TAX CODE
27001

1994 DIVISION

SPECIAL FILE
Block _____ Parcel _____

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL DESCRIPTION

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

UNIT 2N AS PER DOC SAME
16.66% INTEREST IN COMMON ELEMENTS IN

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16071080431005

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16	07	108	043	1005	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA SUB-AREA BLOCK PARCEL UNIT	VOLUME
16- 07- 108- 043-1005	141
	TAX CODE
	27001

1994 DIVISION

SPECIAL FILE

Block _____ Parcel _____

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL

	SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
UNIT 2S AS PER DOC SAME 13.59% INTEREST IN COMMON ELEMENTS IN							

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16071080431006

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16	07	108	043	1006	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME
141

AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE
 16- 07- 108- 043-1006 27001

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL

UNIT 3N AS PER DOC SAME
 16.66% INTEREST IN COMMON ELEMENTS IN

**1994 DIVISION
SPECIAL FILE**

Block _____ Parcel _____

	SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

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P.I.N. Number: 16071080431007

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16	07	108	043	1007	141	27001
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION
 VOLUME
 141
 TAX CODE
 27001

AREA SUB-AREA BLOCK PARCEL UNIT
 16- 07- 108- 043-1007

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL DESCRIPTION

UNIT 3S AS PER DOC SAME
 13.59% INTEREST IN COMMON ELEMENTS IN

1994 DIVISION
SPECIAL FILE

Block _____ Parcel _____

LEGAL	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

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