

UNOFFICIAL COPY

506 WEST ROSCOE CONDOMINIUM ASSOCIATION LTD
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR 506 WEST ROSCOE CONDOMINIUM



DOCUMENT #0835045061

December 14, 2008

Doc#: 1000839043 Fee: \$98.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2010 02:30 PM Pg: 1 of 12

AMENDMENT

Amendment

Ownership for 506 West Roscoe Condominium, Document #0330903107, originally filed with Cook County Recorder of Deeds, 11/05/2003 02:11PM, Pgs: 49.
Amended December 15, 2008, Document #0835045061, Pgs:12
Executed according to Illinois Condominium Property Act (765 ILCS 605/17) Section 17 Amendments to the declaration or bylaws, (a) effective date December 14, 2008, and (b) executed and recorded by Kathleen M. Schaul, President, 506 West Roscoe Condominium Association in accordance with the Declaration of Condominium Ownership for 506 West Roscoe Condominium, Article Nine, Section 8.02 Amendment by Owners:

Subject to the provisions of Article Nine, and except as otherwise provided in Section 5.06 (Repair or Reconstruction) and 5.07 (Condemnation), and the Act, the provisions of this Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of Voting Members (either in person or by proxy) representing 75% of the votes cast or by an instrument executed by Owners of Unit Ownerships, except that (i) the provisions relating to the rights of Developer may be amended only upon the written consent of the Developer, and (ii) the provisions of Article Nine and the provisions of this Article may be amended only with the written consent of all Owners and all First Mortgagees. No amendment shall become effective until recorded.

UNOFFICIAL COPY

AMENDMENT

October 5, 2009

Declaration of Condominium Ownership for
506 West Roscoe Condominium

Exhibit D
Declaration of Condominium Ownership for
506 West Roscoe Condominium

By-Laws

Article I

Board of Managers

1. Board of Managers/Board of Directors
 - (b) The 506 Roscoe Condominium Association formed February 21, 2005 voted October 5, 2009 to change the composition of the Board of Directors from a Nine (9) persons Board of Directors consisting of an All Nine (9) Unit Owners Board with an elected Administrative Board of four (4) persons consisting of President, Vice-President, Treasurer, Secretary, to a Three (3) person Officers Board consisting of President, Treasurer, Secretary.

UNOFFICIAL COPY

The Amendment is hereby executed and recorded by Kathleen M. Schaul, Treasurer, 506 West Roscoe Condominium Association in accordance with the Declaration of Condominium Ownership for 506 West Roscoe Condominium, whose address is 506 West Roscoe, Chicago, Illinois, 60657.

Property Description: Lot 14 in Jones Subdivision of Lot 22 in Pine Grove, a subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Pins 14-21-307-044-1001; 14-21-307-044-1002 commonly known as: 506 W Roscoe, Chicago, Il. 60657.

Upon development of property assigned Pins are 14-21-307-058-1001, 14-21-307-058-1002, 14-21-307-058-1003, 14-21-307-058-1004, 14-21-307-058-1005, 14-21-307-058-1006, 14-21-307-058-1007, 14-21-307-058-1008, 14-21-307-1009.

*Kathleen M. Schaul Treasurer
506 W Roscoe Condominium Association
506 W Roscoe, Chicago IL 60657*

I, RAJANI KANDULA, A Notary Public, in and for the County, in the State of Illinois,

DO HEREBY CERTIFY that KATHLEEN M. SCHAUL personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

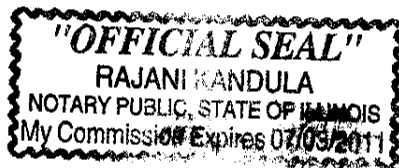
WITNESS my hand and official seal.

Signature *Rajani Kandula*

Affiant: Known Unknown

I.D. Produced: ILDL S400-5134-1641 07.21.05 *385w date*
02.10.13 *exp. date*

(Seal)



UNOFFICIAL COPY



506 W. Roscoe Condo Association <506roscoe@gmail.com>

NEW BOARD MEMBERS FOR 506 W. ROSCOE CONDO ASSOCIATION VOTE / APPOINTMENT

2 messages

506 W. Roscoe Condo Association <506roscoe@gmail.com> Fri, Oct 2, 2009 at 4:16 PM
 To: kdhorek@gmail.com, jkk836 <jkk836@aol.com>, jhorek <jhorek@gmail.com>, BCFordo@gmail.com, christystarks1 <christystarks1@aol.com>, kschaul <kschaul@aol.com>, illupholstery <illupholstery@aol.com>, "Peter L. O'Reilly" <peter.oreilly@promotionlaw.com>, mlkatz <mlkatz@woodphillips.com>, lkhkatz <lkhkatz@sbcglobal.net>, George Long <randomgcl@sbcglobal.net>, bwolf <bwolf@emotiononline.com>, renardaw <renardaw@hotmail.com>

All

Please be advised that 9 unit owners have voted unanimously to revert to a three person Board.

If you are interested in serving as an officer of the Board, please submit your name as soon as possible so that we can reorganize quickly. Responses prior to Monday, October 5, please.

On behalf of the Association, respectfully requested by

Christy Starks, Unit 201

Sincerely

506 W. Roscoe Administrative Board
 506 W. Roscoe
 Chicago IL 60657
506roscoe@gmail.com

Jason Horek <jhorek@gmail.com> Mon, Oct 5, 2009 at 9:10 PM
 Reply-To: jhorek@gmail.com
 To: "506 W. Roscoe Condo Association" <506roscoe@gmail.com>

We vote for a 3 person board. I would like to throw my hat in to serve on the board.

Thanks

Jason Horek

From: "506 W. Roscoe Condo Association" <506roscoe@gmail.com>
 Date: Fri, 2 Oct 2009 17:16:51 -0500
 To: <kdhorek@gmail.com>; jkk836<jkk836@aol.com>; jhorek<jhorek@gmail.com>; BCFordo@gmail.com>; christystarks1<christystarks1@aol.com>; kschaul<kschaul@aol.com>; illupholstery<illupholstery@aol.com>; Peter L. O'Reilly<peter.oreilly@promotionlaw.com>; mikatz<mikatz@woodphillips.com>; lkhkatz<lkhkatz@sbcglobal.net>; George Long<randomgcl@sbcglobal.net>; bwolf<bwolf@emotiononline.com>; renardaw<renardaw@hotmail.com>

UNOFFICIAL COPY

http://mail.google.com/mail/h/1d02sln7lcre/?v=pt&th=12411295f2...



506 W. Roscoe Condo Association <506roscoe@gmail.com>

Board Vote

1 message

Ben Ford <bcfordo@gmail.com>
To: 506roscoe@gmail.com

Thu, Oct 1, 2009 at 11:32 AM

Unit 102 Prefers a 3 person board.

Ben Ford
c (510) 490-000
BCFordo@gmail.com

Property of Cook County Clerk's Office

UNOFFICIAL COPY



506 W. Roscoe Condo Association <506roscoe@gmail.com>

Fwd: 3 member board103

1 message

KSChaul@aol.com <KSChaul@aol.com>
To: 506roscoe@gmail.com

Mon, Oct 5, 2009 at 5:23 PM

From: JKK833
To: KSChaul
Sent: 10/4/2009 8:36:53 P.M. Central Daylight Time
Subj: 3 member board

Unit 103 votes in favor of a 3 member board.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

506 W. Roscoe Condo Association <506roscoe@gmail.com>

NEW BOARD MEMBERS FOR 506 W. ROSCOE CONDO ASSOCIATION VOTE / APPOINTMENT

2 messages

506 W. Roscoe Condo Association <506roscoe@gmail.com> Fri, Oct 2, 2009 at 4:16 PM
To: kdhorek@gmail.com, jkk836 <jkk836@aol.com>, jhorek <jhorek@gmail.com>, BCFordo@gmail.com, christystarks1 <christystarks1@aol.com>, kschaul <kschaul@aol.com>, illupholstery <illupholstery@aol.com>, "Peter L. O'Reilly" <peter.oreilly@promotionlaw.com>, mlkatz <mlkatz@woodphillips.com>, lkhkatz <lkhkatz@sbcglobal.net>, George Long <randomgcl@sbcglobal.net>, bwolf <bwolf@emotiononline.com>, renardaw <renardaw@hotmail.com>

All

Please be advised that 9 unit owners have voted unanimously to revert to a three person Board.

If you are interested in serving as an officer of the Board, please submit your name as soon as possible so that we can reorganize quickly. Responses prior to Monday, October 5, please.

On behalf of the Association, respectfully requested by

Christy Starks, Unit 201

Sincerely,

506 W. Roscoe Administrative Board
506 W. Roscoe
Chicago IL 60657
506roscoe@gmail.com

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY



506 W. Roscoe Condo Association <506roscoe@gmail.com>

202 Votes YES to Reestablish a Three Person Board

1 message

KSchaul@aol.com <KSchaul@aol.com>
To: 506roscoe@gmail.com

Thu, Oct 1, 2009 at 1:07 PM

Property of Cook County Clerk's Office

UNOFFICIAL COPY

506 W. Roscoe Condo Association <506roscoe@gmail.com>

Vote for New Board Members

3 messages

506 W. Roscoe Condo Association <506roscoe@gmail.com> **Fri, Oct 2, 2009 at 10:39 AM**
 To: mlkatz <mlkatz@woodphillips.com>, bwolf <bwolf@emotiononline.com>, renardaw <renardaw@hotmail.com>, illupholstery <illupholstery@aol.com>, "Peter L. O'Reilly" <peter.oreilly@promotionlaw.com>, lkhkatz <lkhkatz@sbcglobal.net>

Hello all

Please respond with your vote for a 3 person or a 9 person Board no later than Monday, October 5. The votes will be tallied and the new Board will reorganize immediately.

Thank you for your participation.

Sincerely

506 W. Roscoe Administrative Board
 506 W. Roscoe
 Chicago, IL 60657
506roscoe@gmail.com

illupholstery@aol.com <illupholstery@aol.com> **Fri, Oct 2, 2009 at 1:33 PM**
 To: 506roscoe@gmail.com, mlkatz@woodphillips.com, bwolf@emotiononline.com, renardaw@hotmail.com, peter.oreilly@promotionlaw.com, lkhkatz@sbcglobal.net

Unit 301 votes for a 3 member board.

[Quoted text hidden]

Martin L. Katz <MLKatz@woodphillips.com> **Fri, Oct 2, 2009 at 1:37 PM**
 To: "506 W. Roscoe Condo Association" <506roscoe@gmail.com>, bwolf <bwolf@emotiononline.com>, renardaw <renardaw@hotmail.com>, illupholstery <illupholstery@aol.com>, "Peter L. O'Reilly" <peter.oreilly@promotionlaw.com>, lkhkatz <lkhkatz@sbcglobal.net>

Unit 302 votes for a 3 member Board.

From: 506 W. Roscoe Condo Association [mailto:506roscoe@gmail.com]
Sent: Friday, October 02, 2009 11:39 AM
To: Martin L. Katz; bwolf; renardaw; illupholstery; Peter L. O'Reilly; lkhkatz
Subject: Vote for New Board Members

[Quoted text hidden]

UNOFFICIAL COPY



506 W. Roscoe Condo Association <506roscoe@gmail.com>

Vote for New Board Members

3 messages

506 W. Roscoe Condo Association <506roscoe@gmail.com>

Fri, Oct 2, 2009 at 10:39 AM

To: mlkatz <mlkatz@woodphillips.com>, bwolf <bwolf@emotiononline.com>, renardaw <renardaw@hotmail.com>, illupholstery <illupholstery@aol.com>, "Peter L. O'Reilly" <peter.oreilly@promotionlaw.com>, lkhkatz <lkhkatz@sbcglobal.net>

Hello all

Please respond with your vote for a 3 person or a 9 person Board no later than Monday, October 5. The votes will be tallied and the new Board will reorganize immediately.

Thank you for your participation.

Sincerely

506 W. Roscoe Administrative Board
506 W. Roscoe
Chicago, IL 60657
506roscoe@gmail.com

illupholstery@aol.com <illupholstery@aol.com>

Fri, Oct 2, 2009 at 1:33 PM

To: 506roscoe@gmail.com, mlkatz@woodphillips.com, bwolf@emotiononline.com, renardaw@hotmail.com, peter.oreilly@promotionlaw.com, lkhkatz@sbcglobal.net

Unit 301 votes for a 3 member board.

[Quoted text hidden]

Martin L. Katz <MLKatz@woodphillips.com>

Fri, Oct 2, 2009 at 1:37 PM

To: "506 W. Roscoe Condo Association" <506roscoe@gmail.com>, bwolf <bwolf@emotiononline.com>, renardaw <renardaw@hotmail.com>, illupholstery <illupholstery@aol.com>, "Peter L. O'Reilly" <peter.oreilly@promotionlaw.com>, lkhkatz <lkhkatz@sbcglobal.net>

Unit 302 votes for a 3 member Board.

From: 506 W. Roscoe Condo Association [mailto:506roscoe@gmail.com]

Sent: Friday, October 02, 2009 11:39 AM

To: Martin L. Katz; bwolf; renardaw; illupholstery; Peter L. O'Reilly; lkhkatz

Subject: Vote for New Board Members

[Quoted text hidden]

UNOFFICIAL COPY

http://mail.google.com/mail/h/1gvytgqtleho/?v=pt&th=1241708b23...



506 W. Roscoe Condo Association <506roscoe@gmail.com>

Board Vote

1 message

Barry Wolf <bwolf@emotiononline.com>

Fri, Oct 2, 2009 at 2:54 PM

Reply-To: bwolf@emotiononline.com

To: 506roscoe@gmail.com, illupholstery@aol.com, KSchaul@aol.com, peter.oreilly@promotionlaw.com, jhorek@gmail.com, mlkatz@woodphillips.com, bwolf@emotiononline.com, renardaw@hotmail.com, kdhorek@gmail.com, BCFordo@gmail.com, JKK836@aol.com, ChristyStarks1@aol.com

Unit 401 votes on a 3 person board.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Gmail - G&A -ELIOT SCHENCKER EMAIL OCT 2,2009

<http://mail.google.com/mail/h/1fz71es2ph6aa/?v=pt&msg=1242a00...>

506 W. Roscoe Condo Association <506roscoe@gmail.com>

G&A -ELIOT SCHENCKER EMAIL OCT 2,2009

George Long <randomgcl@sbcglobal.net>

Tue, Oct 6, 2009 at 7:18 AM

To: "506 W. Roscoe Condo Association" <506roscoe@gmail.com>

in favor of goin back to a 3 person board So yes ! George Long ⁴⁰²
 --- On Fri, 10/2/09, 506 W. Roscoe Condo Association <506roscoe@gmail.com>
 wrote:

From: 506 W. Roscoe Condo Association <506roscoe@gmail.com>
 Subject: G&A -ELIOT SCHENCKER EMAIL OCT 2,2009
 To: "jhorek" <jhorek@gmail.com>, kdhorek@gmail.com, BCFordo@gmail.com,
 "jkk836" <jkk836@aol.com>, "christystarks1" <christystarks1@aol.com>,
 "kschaul" <kschaul@aol.com>, "illupholstery" <illupholstery@aol.com>, "Peter L.
 O'Reilly" <peter.oreilly@promotionlaw.com>, "lkhkatz" <lkhkatz@sbcglobal.net>,
 "mlkatz" <mlkatz@woodphillips.com>, "bwolf" <bwolf@emotiononline.com>,
 "renardaw" <renardaw@hotmail.com>, "George Long"
 <randomgcl@sbcglobal.net>
 Date: Friday, October 2, 2009, 10:47 AM

[Quoted text hidden]