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TWELFTH AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BYLAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR
THE LAUREL GLEN
CONDOMINIUMS OF WESTGATE
VALLEY



Doc#: 1110546001 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/15/2011 09:07 AM Pg: 1 of 10

(RENTAL RESTRICTION)

WHEREAS, by the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No 0011079800 dated November 16, 2001 as amended by Amendment No. 1, recorded as Document No. 0011158846 dated December 7, 2001, as amended by Amendment No. 2, recorded as Document No. 035218003 dated September 9, 2003, as amended by Amendment No. 3, recorded as Document No. 0414003017 dated May 19, 2004, as amended by Amendment No. 4, recorded as Document No. 0419845019 dated July 16, 2004, as amended by First Special Amendment, recorded as Document No. 0421839102 dated August 4, 2004, as amended by Amendment No. 5, recorded as Document No. 0506945026 dated March 10, 2005, as amended by Amendment No. 6, recorded as Document No. 0518939008 dated July 8, 2005, as amended by Amendment No. 7, recorded as Document No. 0527215100 dated September 29, 2005, as amended by Amendment No. 8, recorded as Document No. 0533332012 dated November 29, 2005, as amended by Amendment No. 9 recorded as Document No. 0622527099 dated August 16, 2006, as amended by Amendment No. 10 recorded as Document No. 0501415065 dated January 14, 2008, as amended by Amendment No. 11 recorded as Document No. 00632170000 dated February 2, 2008, MARQUETTE BANK, as trustee Under Trust Number 15300, dated May 25, 2000, and not individually, submitted certain real estate to the condominium Property Act of the State of Illinois ("the Act"), said Condominium being known as LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY; and

WHEREAS, the said Declaration affects real estate described as follows:

The legal Description is set forth in Exhibit A attached hereto.

PIN Numbers: 24-32-303-019-1001 through 1120.

Located at: 13149 Forest Ridge, Palos Heights, Cook County, Illinois; and

WHEREAS, there were eleven prior Amendments to the said Declaration and this is the Twelfth Amendment; and

WHEREAS, there is a concern that units may be purchased for rental purposes; and

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WHEREAS, rental units tend to have a much higher rate of violations of Condominium Rules including such matters as the maintenance and care when the renters fail to maintain units; and

WHEREAS, this Amendment will restrict the occupancy of units to owners and members of their immediate families; and

WHEREAS, this Amendment will grandfather in Owners who are currently renting until the current tenant moves out; and

WHEREAS, Amendments to the Declaration may be made by an instrument signed by all members of the Board, $\frac{3}{4}$ of the unit owners and the required mortgage holder approval; and

WHEREAS, Exhibit A contains the Board members approval, Exhibit B contains $\frac{3}{4}$ of the Owners approval, and Exhibit C contains proof of the mortgage holder approval; and

NOW, THEREFORE, the Preamble is adopted and incorporated herein and the Declaration is hereby amended to read as follows:

Article XVII, is hereby amended by the addition of Paragraph A before 1 to read as follows:

- A. It is the intent and desire of the Association members that the unit owners of each unit shall occupy and use such unit as a private dwelling unit for himself/herself and his/her immediate family. A unit owner's right to lease his unit or cause it to be occupied by a person other than the unit owner or his immediate family in accordance with this Section is prohibited or occupancy of said unit by a person other than the unit owner or a member of his immediate family is prohibited.
- i. The leasing prohibition shall be effective upon the recording of the Twelfth Amendment as follows:
 - a. Any unit owners taking title, including by beneficial ownership, after the effective date of this Twelfth Amendment shall be subject to this prohibition;
 - b. On the date of this amendment, the Board shall maintain a list of rental units under lease at the time of this Amendment. Any owner leasing a unit at the effective date of this Amendment may do so until the current tenant moves, and then unit will be owner occupied. Any perspective purchaser of a unit must be advised that the unit is purchased for occupancy by the owner/occupant. In addition, the perspective owner/occupant shall provide a

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written statement to the Board stating that he or she shall be the owner and occupant of said unit being purchased.

- c. Title change or change in beneficial interest of a unit owner shall mean and include conveyance, assignment, inheritance, and/or any change in percentages of ownership except any the Developer's Addition of additional land to the condominium. The owner occupant including the holder of the beneficial ownership (ie. the primary beneficiary of a Revocable Trust)
- ii. This prohibition shall not apply to a mortgage holder's rental of a unit during a judicial foreclosure proceeding, if the case is being reasonably and diligently prosecuted, provided:
 - a. (1) the Board is notified of the pending proceeding, (2) the Board is notified of the unit rental and (3) any lease for the unit contains provisions that the lessee has received a copy of the Association Declaration and Rules and Regulations and agrees to be bound thereby.
- iii. One time hardship exception, provided the following procedures are followed:
 1. A unit owner may make written request to the Board for a one time hardship exception to the prohibition to lease his unit for a period not to exceed twelve (12) months.
 2. A majority of the Board, in its sole discretion, may in writing, approve a lease of a unit for a period not to exceed twelve calendar months when it is demonstrated to the reasonable satisfaction of the majority of the Board by the unit owner that the leasing prohibition would create an undue hardship on the requesting unit owner due to such occurrence of an unexpected job transfer and or job termination.
 3. The unit owner requesting permission to lease his unit based his belief that not being able to do so would cause him undue hardship, shall submit to the Board a written request for permission to lease not less than 30 days prior to the proposed lease commencement. Attached to the request shall be (1) a sworn Affidavit in proper form signed by the unit owner setting forth the factual basis of the unit owner's belief that the prohibition against leasing, as applied to him, would cause undue hardship and what the hardship would consist of and (2) a complete copy of the proposed lease. Within thirty (30) days of its receipt of the request to lease, the Board shall deliver or cause to be delivered to the requesting owner its written decision approving or disapproving the request to lease.

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- 4. If a lease request is granted by the Board, the unit owner shall furnish the Board a complete copy of the executed lease prior to commencement of the lease.
- 5. Any approved lease shall state the unit owner has provided and the lessee acknowledges receipt of copies of the current Declaration and current Association Rules and Regulations and that the Lessee agrees to be bound by both the Declaration and the Rules and Regulations. Further, the lease shall provide that the violation of any rule, regulation and/or restriction of record shall be a basis for terminating the lease and the institution of eviction proceedings.
- iv. If a unit owner violates any of the provisions of this Section of the Declaration as Amended, the unit owner so violating shall be liable to the Association for the Association's attorney fees, court costs, litigation and related expenses incurred on behalf of the board for the purpose of enforcing this Section.

B. In Article IX, the sentence providing "No lease shall have an initial term of less than thirty (30) days." is hereby deleted.

FURTHER, the Association Secretary is hereby authorized to certify this Amendment and cause same to be recorded in the Office of the Recorder of Deeds, Cook County, Illinois, immediately upon direction of the Board of Managers, and

FURTHER, the Preamble is incorporated herein and made a part thereof and

FURTHER, THIS TWELFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY shall be effective upon the date of its recording with the Recorder of Deeds, Cook County, Illinois.

Richard Maguire
President, Laurel Glen Condominiums of Westgate Valley Association

Margaret Magent Assistant Secretary
Secretary, Laurel Glen Condominiums of Westgate Valley Association

BOARD MEMBERS

Joseph Tjian
Board Member

Richard Maguire
Margaret Magent

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EXHIBIT A

PINS: 24-32-303-019-1001 through 1120

Units	Legal Description	
13129-1A	13079-101	13058-101
13129-1B	13079-102	13058-102
13129-2A	13079-201	13058-201
13129-2B	13079-202	13058-202
13129-2C	13079-203	13058-203
13129-2D	13079-204	13058-204
13129-3A	13079-301	13058-301
13129-3B	13079-302	13058-302
13129-3C	13079-303	13058-303
13129-3D	13079-304	13058-304
13149-1A	13148-101	13078-101
13149-1B	13148-102	13078-102
13149-2A	13148-201	13078-201
13149-2B	13148-202	13078-202
13149-2C	13148-203	13078-203
13149-2D	13148-204	13078-204
13149-3A	13148-301	13078-301
13149-3B	13148-302	13078-302
13149-3C	13148-303	13078-303
13149-3D	13148-304	13078-304
13109-1A	13128-101	13129-101
13109-1B	13128-102	13129-102
13109-2A	13128-201	13129-201
13109-2B	13128-202	13129-202
13109-2C	13128-203	13129-203
13109-2D	13128-204	13129-204
13109-3A	13128-301	13129-301
13109-3B	13128-302	13129-302
13109-3C	13128-303	13129-303
13109-3D	13128-304	13129-304
13097-101	13059-101	13098-101
13097-102	13059-102	13098-102
13097-201	13059-201	13098-201
13097-202	13059-202	13098-202
13097-203	13059-203	13098-203
13097-204	13059-204	13098-204
13097-301	13059-301	13098-301
13097-302	13059-302	13098-302
13097-303	13059-303	13098-303
13097-304	13059-304	13098-304

in the following described condominium:

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IN LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN LAUREN GLEN CONDOMINIUM OF WESTGATE VALLEY, BEING A, SUB OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011079800 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

and
ADDITIONAL LAND
described as follows:

LOT 13 in Laurel Glen Condominiums of Westgate Valley, being a Subdivision of part of the West ½ of the Southwest ¼ of Section 32, Township 37 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded on September 7, 2001 as Document 0010833352, In Cook County, Illinois.

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CERTIFICATION

The above and forgoing Twelfth Amendment to the Laurel Glen Condominium of Westgate Valley Association Declaration is a true and correct copy of the Twelfth Amendment considered and voted upon at the Laurel Glen Condominium of Westgate Valley Association and confirmed at the member meeting held on December 16, 2010, pursuant to notice, including notice of the proposed Twelfth Amendment. Further it was signed by all Board Members then holding office.

Colette M. Tjian
Secretary, Laurel Glen Condominium of
Westgate Valley Association

Subscribed and sworn to before me
this 15th day of April, 2011.

[Signature]
Notary Public



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CERTIFICATION

The above and forgoing Twelfth Amendment to the Laurel Glen Condominium of Westgate Valley Association Declaration is a true and correct copy of the Twelfth Amendment considered and voted upon at the Laurel Glen Condominium of Westgate Valley Association by the owners of record beginning at the August 3, 2010 meeting and with the final vote being confirmed at the member meeting held on December 16, 2010, pursuant to notice, including notice of the proposed Twelfth Amendment. Further it was signed by all Board Members then holding office.

Further, a copy of the Twelfth Amendment was mailed to each mortgagee of record via certified mail return receipt with the last letter being mailed on March 1, 2011 and approval has been returned to the Association.

Colette M. Tijan
Secretary, Laurel Glen Condominium of
Westgate Valley Association

Subscribed and sworn to before me,
this 15 day of April, 2011.

J. Stortzum
Notary Public



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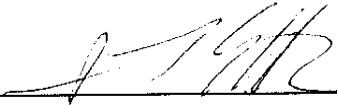
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

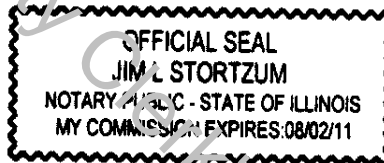
ACKNOWLEDGMENT

I, the undersigned notary public in and for the County aforesaid, do hereby state that Colette M. Tijan, Secretary of the Laurel Glen Condominium of Westgate Valley Association Treetop Condominium, an Illinois not-for-profit corporation, and Richard Maziarka President of said Association, whose names are subscribed above as such Secretary and President, respectively, appeared before me this day in person and acknowledged on oath that they signed, sealed and delivered this instrument as their free and voluntary act of the corporation for the purposes set forth and did also acknowledge as Secretary of said corporation to said instrument as her and his own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of April, 2011.



Notary Public



This Document prepared by and mail to:

Jim L. Stortzum
10725 W. 159th Street
Orland Park, Illinois 60467