## UNO<del>FFICIAL COPY</del>

STATE OF ILLINOIS ) ss. COUNTY OF COOK )

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS



Doc#: 1112345021 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

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## **DECLARATION AMENDMENT**

The Association of 4548 S. Prairie Condominium Association, by resolution of the unit owners comprising of a majority who attended a meeting on April 12, 2011, hereby records the following amendment to the Declaration, Document # 061503035 063035 1620

First Right of Refusal. Any unit owner who decides to sell his or her unit must provide the Association with intent of such sale 30 days prior to placing such unit on the market. The Association (or any designee or assignee, corporate or otherwise, if designated by the Association shall then have the rist right of refusal to purchase such unit.

The purchase price shall be determined by the Association based upon the fair market value as determined by comparable sales within the immediate building and within a two mile radius within the previous two years. The Association shall provide such Unit owner with an appraisal or comparative market analysis providing support for the determined market value of the unit. The property shall then be sold at the tair market value to the Association unless such property is otherwise encumbered by a mortgage or lien which would prohibit such sale.

Should the unit owner disagree with the determined fair market value, the unit owner shall provide the association with an appraisal or comparative market analysis representing sales within the building and/or comparative units within a two mile radius. If such market value differs from the Association's value in an amount exceeding \$5,000, the fair market value shall be determined by an average of the values.

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STATE OF ILLINOIS	)
	) ss
COUNTY OF COOK	)

The undersigned, being first duly sworn on oath deposes and says she is the attorney for 4548 S. Prairie Condominium Association, an Illinois not-for-profit corporation, the above named claimant, that she has read the foregoing Declaration Amendment, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

, 2011.

SUBSCRIBED and SWORN to before me

this <u>3</u> day of <u>Mos</u>

**Notary Public** 

PREPARED BY AND MAIL TO: Peace of Mind Properties, Attorneys at Law 1038 E. 47<sup>th</sup> St., Ste. 3E Chicago, IL 60653 "OFFICIAL SEAL"
Maria B. Ortiz
Notary Public, State of Illinois
Cook County
My Commission Expires May 16, 2012

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## **UNOFFICIAL COPY**

LEGAL DESCRIPTION

DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH ½ OF LOT 15 IN HURLBURT'S SUBDIVISION OF LOTS 6 AND 7 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ WITH THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOW USHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2003 AS DOCUMENT NO. 0030351620 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN # 20-05-315-035