

UNOFFICIAL COPY



1112444065

Doc#: 1112444065 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2011 02:31 PM Pg: 1 of 12

Property of Cook County Clerk's Office
AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR
CENTRAL PARK CONDOMINIUMS
AND
DECLARATION OF BYLAWS FOR THE
CENTRAL PARK CONDOMINIUM ASSOCIATION, AN
ILLINOIS NOT-FOR-PROFIT CORPORATION
PIN NUMBERS ATTACHED
O'CONNOR TITLE SERVICES # 2011124-0014
BOX 162

UNOFFICIAL COPY

AMENDMENT

TO

DECLARATION OF CONDOMINIUM
OWNERSHIP AND EASEMENTS,
RESTRICTIONS AND COVENANTS FOR
CENTRAL PARK CONDOMINIUMS

AND

DECLARATION OF BYLAWS FOR THE
CENTRAL PARK CONDOMINIUM
ASSOCIATION, AN ILLINOIS NOT-FOR-
PROFIT CORPORATION

WHEREAS, the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for Central Park Condominiums and Declaration of Bylaws for the Central Park Condominium Association, an Illinois Not-For-Profit Corporation ("Declaration") was recorded with the Recorder of Deeds of Cook County as Document No. 97246019 on April 9, 1997; and

WHEREAS, an amendment for another association, recorded with the Cook County Recorder of Deeds as Document No. 0327218019 on September 29, 2003, erroneously references the document number of the Declaration (Document No. 97246019); and

WHEREAS, the Board of Directors has determined that it would be beneficial for the members of the Association to clarify that Document No. 0327218019 erroneously references the Association's Declaration but has no impact on the Association; and

WHEREAS, an amendment was recorded with the Cook County Recorder of Deeds as Document No. 97374391 on May 28, 1997 which seeks to amend the Declaration of the C.P.C.A. or the "New Central Park Condominium Association"; and

UNOFFICIAL COPY

WHEREAS, the amendment recorded as Document No. 97374391 could not have been an amendment to Declaration (Document No. 97246019) because it was recorded before the Declaration was recorded; and

WHEREAS, the Board of Directors has determined that it would be beneficial for the members of the Association to clarify that the "Central Park" that is referenced in Document No. 97374391 is not the same Association referenced in Document No. 97246019; and

WHEREAS, the Board of Directors is making these clarifications pursuant to its powers under Section 27(b) of the Condominium Property Act to correct errors and omissions in its governing documents; and

WHEREAS, the Board of Directors has determined that certain additional Amendments to the Declaration will benefit the safety and welfare of the members of the Association; and

WHEREAS, the Declaration provides under Article XVIII, Section F, for Amendments to the Declaration; and

WHEREAS, the Board has approved the following amendment to Article XVI and Unit Owners having at least seventy-five percent (75%) of the total vote and mortgagees required under the Condominium Instruments have approved the change, and the Secretary has mailed a copy of the Amendment by certified mail to all mortgagees having bona fide liens of record against any Unit not less than ten (10) days prior the date of an affidavit certifying to such mailing.

UNOFFICIAL COPY

NOW, THEREFORE, the following shall be considered an Amendment to the Declaration:

I. The amendment that was recorded with the Cook County Recorder of Deeds as Document No. 0327218019 which erroneously references the Declaration (Document No. 97246019) is deleted in its entirety to the extent it is recorded against any property in the association governed by Document No. 97246019.

II. The amendment that was recorded with the Cook County Recorder of Deeds as Document No. 97374391 which references the "C.P.C.A." and/or the "New Central Park Condominium Association" is deleted in its entirety to the extent it is recorded against any property in the association governed by Document No. 97246019.

III. Article XVI of the Declaration shall be amended by adding paragraph Q which shall read as follows:

Q. **RESTRICTION ON LEASING:**

No Unit shall be leased or otherwise occupied by a non-owner of a Unit except as specifically provided herein.

1. Definitions. The following words are defined as follows:

- a. Owner Occupied Unit" shall be any Unit which is occupied by one or more titleholders. A titleholder shall mean the holder of a fee interest, a beneficiary of land trust or shareholder of a corporation holding a fee interest in the Unit. Units in which "immediate family members" of a titleholder reside, shall also be considered Owner Occupied Units.

UNOFFICIAL COPY

may be extended for another period not to exceed thirteen (13) months. Upon the sale of the Unit or the relinquishment of possession by the Association, the Unit shall be subject to all the provisions of this Amendment.

6. Units shall be used as single family residences only. No Unit shall be used as a hotel, boarding room or for transient purposes or for temporary or short-term housing.
7. Owners who do not occupy their Unit shall provide the Board with the address and telephone of their off-site residence.
8. In the event the Owner of a Unit permits his/her Unit to become non-owner occupied without complying with the provisions of this Amendment to the Declaration, or in the event the occupant(s) of the Unit, in the sole judgment of the Board, becomes a habitual or serious violator of the Declaration, By-Laws or Rules and Regulations of the Association, the Board, after service of a 10-day notice of violation of this Amendment to the Declaration upon the occupant(s) and the Unit Owner, by personal delivery or by certified mail, return receipt requested, and the failure of the occupant to vacate the Unit within such 10-day period (or other period of time required by law), may initiate a Forcible Entry and Detainer action against the occupant and/or Unit Owner, and all Unit Owners hereby consent to the bringing of such action in their name. To be effective service, a notice of violation or demand for possession sent by certified mail to the Unit and the Owner's last known address need not be received by the owner, tenant, or occupant. As an alternative, the Association may seek a restraining order, mandatory injunction, or other remedy against the occupant and/or the Unit Owner to prevent the Unit from continuing to be non-owner occupied or to be occupied by a particular person(s). In addition to any other remedies, the Board may also levy a fine against a Unit Owner for any violation of this Restriction on Leasing. All attorneys' fees and court costs incurred by the Association to enforce this provision or any other provision in the Declaration, By-Laws or Rules and Regulations against a Unit Owner and/or any occupant of a Unit shall be assessed to the Unit Owner as a common expense and if such costs and fees are not paid, they may be the subject of a lien of the Association against the Unit and may be collected using all the remedies available for the collection of delinquent assessments. In addition to the foregoing, the Association shall have all rights and remedies set forth in the Declaration and as available by law to enforce this provision.

UNOFFICIAL COPY

- 9. The seller of any Unit shall be required to provide the purchaser's name, address and telephone number, along with the address being sold, to the Board prior to obtaining a letter from the Board regarding the status of the payment of assessments for the Unit. It shall be the duty and responsibility of the selling Unit Owner to inform a purchaser of their Unit of the requirements of this Amendment.

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

This restriction shall take effect and shall be deemed adopted upon the recording of this Amendment.

NOW THEREFORE, we the undersigned members of the Board of Directors of the CENTRAL PARK CONDOMINIUM ASSOCIATION consent to the Amendment aforementioned.

Marilyn Ortiz, Secretary
Duglas J. Glaser, Treasurer
[Signature], President

BEING A MAJORITY OF THE MEMBERS OF THE BOARD OF DIRECTORS

PREPARED BY:
 Lara A. Anderson
 TRESSLER, LLP
 305 West Briarcliff Road
 P. O. Box 1158
 Bolingbrook, IL 60440
 (630) 759-0800

#150605

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Marilyn Ortiz, do hereby certify that I am the duly qualified and acting Secretary of the CENTRAL PARK CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, and as such am the keeper of the records and files of the Association.

I do further certify that voting members representing at least seventy-five percent (75%) of the total vote and the mortgagees required under the Condominium Instruments have approved the change, and the Secretary has mailed a copy of the Amendment by certified mail to all mortgagees having bona fide liens of record against any Unit not less than ten (10) days prior the date of an affidavit certifying to such mailing.

IN WITNESS WHEREOF, I hereunto affix my hand and seal on this 20th day of April, 2010.



Marilyn Ortiz
Secretary

SUBSCRIBED and SWORN to before me this 20 day of April, 2010. *DA*

Deborah Aguinaga
Notary Public

#150605

UNOFFICIAL COPY**CENTRAL PARK CONDOMINIUM ASSOCIATION****10710 S. CENTRAL AVE, CHICAGO RIDGE, IL 60415**

Address	Property Index #	Legal Description
----------------	-------------------------	--------------------------

1. 10710 S. Central Ave Unit-1A	24-17-401-055-1001	Section-Township/SubDiv-Condo 17-37-13 / 97246019
2. 10710 S. Central Ave Unit-1B	24-17-401-055-1002	17-37-13 / 97246019
3. 10710 S. Central Ave Unit-1C	24-17-401-055-1003	17-37-13 / 97246019
4. 10710 S. Central Ave Unit-2B	24-17-401-055-1005	17-37-13 / 97246019
5. 10710 S. Central Ave Unit-2C	24-17-401-055-1006	17-37-13 / 97246019
6. 10710 S. Central Ave Unit-2D	24-17-401-055-1007	17-37-13 / 97246019
7. 10710 S. Central Ave Unit-2E	24-17-401-055-1008	17-37-13 / 97246019
8. 10710 S. Central Ave Unit-3A	24-17-401-055-1009	17-37-13 / 97246019
9. 10710 S. Central Ave Unit-3B	24-17-401-055-1010	17-37-13 / 97246019
10. 10710 S. Central Ave Unit-3C	24-17-401-055-1011	17-37-13 / 97246019
11. 10710 S. Central Ave Unit-3D	24-17-401-055-1012	17-37-13 / 97246019
12. 10710 S. Central Ave Unit-3E	24-17-401-055-1013	17-37-13 / 97246019
13. 10710 S. Central Ave Unit-2A	24-17-401-055-1014	17-37-13 / 97246019

Note: The legal description is the same for all 13 Units

UNOFFICIAL COPY

Exhibit "A"

Central Park Condominium Association

Legal Description: The East 95 Feet Of Lots 1 And 2 In Santry's Subdivision Of The North 223.30 Feet (As Measured Along The East Line Thereof And Except The East 50 Feet Thereof, Being Public Street) Of The Northeast 1/4 Of The Southeast 1/4 Of Section 17, Township 37 North, Range 13 East Of The Third Principal Meridian, Lying North Of A Line Parallel To And 25.00 Feet Northeasterly Of The Northeasterly Line Of The Calumet And Chicago Terminal Railroad Right Of Way, In Cook County, Illinois

Unit	Pin	Commonly known as (for informational purposes only)
1A	24-17-401-055-1001	10710 S Central Ave Unit 1a Chicago Ridge, Il 60415
1B	24-17-401-055-1002	10710 S Central Ave Unit 1b Chicago Ridge, Il 60415
1C	24-17-401-055-1003	10710 S Central Ave Unit 1c Chicago Ridge, Il 60415
2A	24-17-401-055-1004	10710 S Central Ave Unit 2a Chicago Ridge, Il 60415
2B	24-17-401-055-1005	10710 S Central Ave Unit 2b Chicago Ridge, Il 60415
2C	24-17-401-055-1006	10710 S Central Ave Unit 2c Chicago Ridge, Il 60415
2D	24-17-401-055-1007	10710 S Central Ave Unit 2d Chicago Ridge, Il 60415
2E	24-17-401-055-1008	10710 S Central Ave Unit 2e Chicago Ridge, Il 60415
3A	24-17-401-055-1009	10710 S Central Ave Unit 3a Chicago Ridge, Il 60415
3B	24-17-401-055-1010	10710 S Central Ave Unit 3b Chicago Ridge, Il 60415
3C	24-17-401-055-1011	10710 S Central Ave Unit 3c Chicago Ridge, Il 60415
3D	24-17-401-055-1012	10710 S Central Ave Unit 3d Chicago Ridge, Il 60415
3E	24-17-401-055-1013	10710 S Central Ave Unit 3e Chicago Ridge, Il 60415
G1	24-17-401-055-1014	10710 S Central Ave Unit G1 Chicago Ridge, Il 60415
G2	24-17-401-055-1015	10710 S Central Ave Unit G2 Chicago Ridge, Il 60415
G3	24-17-401-055-1016	10710 S Central Ave Unit G3 Chicago Ridge, Il 60415
G4	24-17-401-055-1017	10710 S Central Ave Unit G4 Chicago Ridge, Il 60415
G5	24-17-401-055-1018	10710 S Central Ave Unit G5 Chicago Ridge, Il 60415
G6	24-17-401-055-1019	10710 S Central Ave Unit G6 Chicago Ridge, Il 60415

Clerk's Office