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**AMENDMENT TO BY-LAWS OF
West Summerdale Condo Association
An Illinois Not-For-Profit Corporation**



Doc#: 1122856022 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2011 03:57 PM Pg: 1 of 2

The land referred to in this amendment is described as follows:

UNIT 1737-1 (Permanent Index Number: 14-218-037-1001)
UNIT 1737-2 (Permanent Index Number: 14-218-037-1002)
UNIT 1737-3 (Permanent Index Number: 14-218-037-1003)
UNIT 1739-1 (Permanent Index Number: 14-218-037-1004)
UNIT 1739-2 (Permanent Index Number: 14-218-037-1005)
UNIT 1739-3 (Permanent Index Number: 14-218-037-1006)

IN THE 1737 SUMMERDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 31 AND 32 IN BLOCK 4 IN SUMMERDALE, BEING A RESUBDIVISION OF LOTS 31 TO 40 INCLUSIVE OF LOUISE HENRY'S SUBDIVISION OF THE SOUTH WEST ¼ OF THE NORTH WEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1737 SUMMERDALE CONDOMINIUM MADE BY FRANK AND MARLENE NUCCIO AND RECORDED ON AUGUST 16, 1978 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24586351 TOGETHER WITH AN UNDIVIDED 16.6668 PERCENT INTEREST IN THE COMMON ELEMENTS, AS SAID ELEMENTS ARE DEFINED AND SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS

Amendment is in bold and underlined print.

Article VIII Section 1 Use and Occupancy Restrictions

Section 1 **(a)** Except as hereinafter provided with respect to the uses permitted by the DECLARANT no unit shall be used for any other purpose than as a private dwelling for the member and his immediate family or by a person and such person's immediate family to whom the member shall have leased his unit subject to all provisions of these By-Laws and the Declaration. No member nor a lessee of any member shall permit or suffer anything to be done or kept upon the Property which will increase the rate of insurance on the Property or on the contents thereof or which will obstruct or interfere with the rights of other occupants or annoy them by unreasonable noises or otherwise, nor will he commit or permit any nuisance or commit or suffer any immoral or illegal act to be committed anywhere in or upon the Property.

Section 1 (b) Unit owners may lease their unit for a maximum period of two years. Upon initiation of such lease arrangement, an Association Security Deposit will be collected from the unit owner equal to 2 times the amount of the current condominium assessment. Said Security Deposit will be due and payable within 30 days of said lease. All Security Deposits will be held in an interest bearing account. Upon the end of the two-year period, owners must either re-inhabit said unit or sell. Notice of move-in or sale must be given to the Association President 60 days prior to the end of the two-year lease. Lease extensions may be granted, by a majority vote of the members, for good cause shown. Security Deposits will be refunded with interest at the end of the lease term, minus any amounts collected for necessary repairs, cleaning or maintenance to common areas caused by tenants.

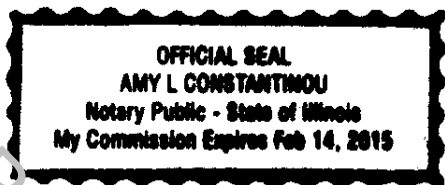
Section 1 (c) During the first two years, unit owners not living on the premises are subject to a \$50 per month maintenance fee in addition to the current condominium assessment. If a lease extension is granted by a majority vote of the members, for good cause shown, the maintenance fee shall be increased to \$150 per month for the subsequent agreed period in addition to the current condominium assessment.

Section 1 (d) No more than 20% (one unit) of the total units may be leased at the same time.

(Effective August 2011. Amendment effective August 2011)

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THIS INSTRUMENT WAS PREPARED BY
Melanie Herzog
Treasurer



Amy L. Constantinou
8/16/2011

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