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**Fourth Amendment To The  
Declaration Of Condominium  
Ownership Pursuant To The  
Condominium Property Act For  
The Belvedere Condominiums**

Doc#: 1129934050 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2011 01:17 PM Pg: 1 of 8

Address of Property:  
270 E. Pearson Street  
Chicago, IL 60611  
P.I.N.: 17-03-228-028-8002

**RECORDER'S STAMP**

*(This Amendment does not change percentage  
ownership interests or create or delete any Units)*

THIS FOURTH AMENDMENT is made this \_\_\_ day of \_\_\_\_\_ 2011 for the purpose of amending the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for the Belvedere Condominiums a/k/a the 270 East Pearson Condominium Association ("Declaration") dated May 20, 2004 and located at 270 East Pearson Street, Chicago, Illinois.

WHEREAS, the Declaration was recorded with the Cook County Recorder of Deeds on May 20, 2004, as Document No. 041431100; and

WHEREAS, said Declaration was subsequently amended pursuant to that certain First Amendment dated May 21, 2004 and duly recorded with the Cook County Recorder of Deeds on May 21, 2004 as Document No. 0414218101; and

WHEREAS, said Declaration was subsequently amended pursuant to that certain Second Amendment dated April 2, 2009 and duly recorded with the Cook County Recorder of Deeds on June 2, 2009 as Document No. 0915318096; and

WHEREAS, said Declaration was subsequently amended pursuant to that certain Third Amendment dated April 18, 2010 and duly recorded with the Cook County Recorder of Deeds on May 4, 2010 as Document No.1012422086; and

WHEREAS, the Board of Managers of the 270 East Pearson Condominium Association has determined that an Amendment to Article XVI Section 2(c) of the By-Laws of the Association set forth in Articles XVI, XVII and XVIII of the Declaration should be adopted and presented to the Members so as to reduce the amount of expenditures that the Board may incur on behalf of the Association without first obtaining the consent a majority of Unit Owners from \$50,000.00 to \$10,000.00; and

WHEREAS, Article XX, Section 6 of the Declaration provides for amendments to the Declaration and By-Laws to be approved at any regular or any special meeting of the Members by an affirmative vote of not less than seventy-five percent (75%) of all of the Members; and

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WHEREAS, the Board has approved the following amendment to Article XVI Section 2(c) of the By-Laws and has approved submitting same to the Members of the Association for their approval.

NOW, THEREFORE, pursuant to Article XX, Section 6, of the Declaration, said Declaration is hereby amended as follows:

## ARTICLE XVI – BOARD OF MANAGERS

1. Article XVI, Section 2(c) of the By-Laws be and is hereby amended by deleting said Section in its entirety and in lieu thereof, inserting the following new Section:

(c) **Limitations on Board's Powers.** The Board's powers, hereinabove enumerated and described in this Declaration, shall be limited in that the Board shall have no authority to acquire and pay for any structural alterations, additions to, or improvements to the Common Elements, (other than for purposes of replacing or restoring portions of the Common Elements, subject to all the provisions of this Declaration) requiring an expenditure to be paid by Unit Owners (whether as Common Expenses or otherwise) in excess of \$10,000.00, without, in each case, the prior approval of Voting Members having at least a majority of total votes. Nothing contained in this Article shall be construed to give the Board, the Association, or the Unit Owners authority to conduct an active business for profit on behalf of all Unit Owners or any of them.

2. Except to the extent expressly set forth herein, all of the terms and provisions of the Declaration, and any subsequent amendments thereto duly recorded with the Recorder of Deeds of Cook County, Illinois, shall continue and remain in full force and effect.

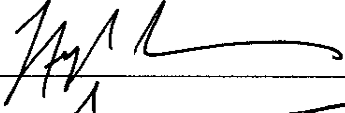
3. This Amendment has been signed and acknowledged by the Board, and Unit Owners owning at least seventy-five percent (75%) of the total ownership of the Common Elements have approved this Amendment, and the Secretary of the Association has mailed a copy of this Amendment to all first mortgagees not less than ten (10) days prior to the date of the recorded Amendment.

4. This Amendment shall be effective upon the recordation in the office of the Recorder of Deeds of Cook County, Illinois.


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IN WITNESS WHEREOF, we, the undersigned Unit Owners and Board Members of the 270 East Pearson Condominium Association hereby consent to the above and foregoing Fourth Amendment to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for the Belvedere Condominiums.

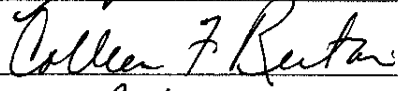
270 EAST PEARSON CONDOMINIUM ASSOCIATION

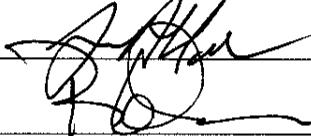

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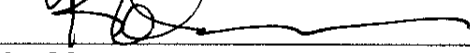

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BEING ALL OF THE MEMBERS OF THE BOARD OF DIRECTORS

This instrument prepared by:  
 David L. Kabat  
 Tressler LLP  
 233 South Wacker Drive, 22<sup>nd</sup> Floor  
 Chicago, IL 60606  
 (312) 627-4000  
 515730

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

### AFFIDAVIT

I, Sharyl Mackey do hereby certify that I am the duly qualified and acting secretary of the 270 East Pearson 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 the above and foregoing Fourth Amendment to the Declaration was approved by the Board of Directors of the Association on August 23 2011 and was duly executed by them.

I do further certify that Unit Owners owning at least seventy-five percent (75%) of the total ownership of the common elements in the Association have approved the above and foregoing Fourth Amendment to the Declaration in accordance with the terms of the Declaration of the Association, as amended from time to time.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal on this 29<sup>th</sup> day of September, 2011.

Sharyl Mackey  
Secretary

Subscribed to and sworn before me  
this 29<sup>th</sup> day of September, 2011.

By: Marcha Williams  
Notary Public









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## LEGAL DESCRIPTION OF 270 EAST PEARSON STREET

**LOTS 2 AND 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN NO.: 17-03-228-028-8002**

**Property Address: 270 East Pearson Street, Chicago, IL 60611**

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