



Doc#: 1135331057 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2011 12:54 PM Pg: 1 of 4

**AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR  
TIFFANY GARDEN UNIT NO. 1  
CONDOMINIUM**

**RECORDER'S STAMP**

WHEREAS, the Declaration of condominium ownership for Tiffany Garden Unit 1 Condominium ("Declaration") was recorded with Cook County Recorder of Deeds on November 27, 1981 as document number 26071701; and

WHEREAS, the Board of Directors ("Board") has determined that an amendment ("Amendment") to the Declaration will benefit the welfare of the members of the Association; and

WHEREAS, Article XIV (c) provides, "The Board shall elect from among its members a President who shall preside over both its meetings and those of the Voting Members, and who shall be the chief executive officer of the Board and the Association and who shall execute amendments to the Condominium Instruments..."; and

WHEREAS, the Board has approved the following Amendment to the Declaration and Unit Owners owning at least three-fourths (3/4) of the total ownership of the common elements have approved the Amendment, and Unit Owners have been provided with a copy of this Amendment and have been instructed to mail to all mortgagees (or their servicers) having a bona fide lien of record against any Unit Ownership not less than ten (10) days prior to the date of the recorded Amendment.

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

Article IX (1) Sale or Lease shall be and is amended in its entirety to read: "Any Unit Owner other than the Trustee who wishes to sell or lease his Unit Ownership (or any lessee of any Unit wishing to assign or sublease such Unit) shall give to the Board not less than thirty (30) days prior written notice of his/her intent to sell or lease and, subsequently, the terms of any contract

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to sell or lease, entered into subject to the Board's option as set forth hereinafter together with a copy of such contract, the name, and the address of the proposed purchaser or lessee. The members of the Board, acting on behalf of the other Unit Owners, shall at all times have the first right and option to purchase or lease such Unit Ownership upon the same terms, which option shall be exercisable for a period of thirty (30) days following the date of receipt of such notice of contract. If said option is not exercised by the Board within said thirty (30) days, the Unit Owner (or lessee) may, at the expiration of said thirty (30) day period and at any time within one hundred and eighty (180) days after the expiration of said period, proceed to consummate the sale (or sublease or assignment of) such Unit Ownership to the proposed purchaser or lessee named in such notice upon the terms specified therein. If the Unit Owner (or lessee) fails to close said proposed sale or lease transaction within said one hundred and eighty (180) days, the Unit Ownership shall again become subject to the Board's right of first refusal as herein provided."

NOW THEREFORE, the undersigned President of Tiffany Garden Unit No. 1 Condominium hereby signs on behalf of the Board of Directors and consents to the amendment aforementioned.

Executed this 30<sup>th</sup> day of NOV, 2011.

Shirley R. Ford

President's printed name

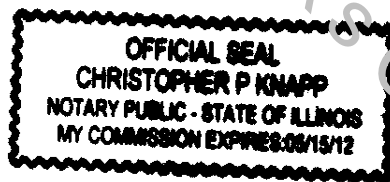
Shirley R. Ford

President's signature

Date

STATE OF ILLINOIS }

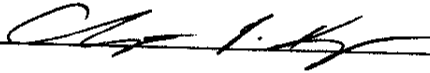
County of COOK }



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shirley R. Ford, acting in the capacity of the duly elected President of Tiffany Garden Unit No. 1 Condominium, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and notarial seal, this 30<sup>th</sup> day of November 2011.

 (SEAL)

Notary Public

My commission expires on 5/15/12.



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**Prepared by:**

**Kathleen Robson, Attorney at Law**

**Robson Law, LLC**

**22 W. Washington Suite 1500**

**Chicago, IL 60602**

**P: 312-262-5881**

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**EXHIBIT "A"**  
**Legal Description**

LOT 53 IN COLONADES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 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 26071701 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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Public Record