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**FIFTH AMENDMENT TO THE DECLARATION
OF CONDOMINIUM OWNERSHIP AND
BY-LAWS FOR FIFTH ADDITION TO ORLAND
GOLF VIEW CONDOMINIUMS**

Doc#: 1206746155 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/07/2012 03:00 PM Pg: 1 of 9



This document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws (hereafter the "Declaration") for Fifth Addition to Orland Golf View Condominiums (hereafter the "Association"), which Declaration was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 20, 1993, as Document No. 93-384313; as amended by a First Amendment thereto, recorded on July 17, 1993, as Document No. 93-534675; as amended by a Second Amendment thereto, recorded on November 4, 1993, as Document No. 93-914065; as amended by a Third Amendment thereto, recorded on January 6, 1994, as Document No. 94-019082; as amended by a Fourth Amendment thereto, recorded on May 17, 1994, as Document No. 94-443266, and covers the property (hereafter the "Property") legally described in Exhibit A which is attached hereto and made a part hereof.

Doc#: Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/07/2012 03:01 PM Pg: 0

This Amendment is adopted pursuant to the provisions of Article XIX, Section 6 of the Declaration. Said section provides that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is signed and approved by all of the members of the Board and ratified by at least three-fourths (3/4) of the Unit Owners. This Amendment does not affect the rights of first mortgage holders, and, therefore, notice of this Amendment is not required pursuant to the provisions of Article XX, Section 1(e).

RECITALS:

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the property has been submitted to the provisions of the Illinois Condominium Property Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to limit the rental or leasing of Units; and

WHEREAS, the Amendment has been approved in writing by the acknowledged signatures of all Board members and by at least three-fourths (3/4) of the Unit Owners in compliance with Article XIX, Section 6.

NOW, THEREFORE, the Declaration of Condominium Ownership and By-Laws for Fifth Addition to Orland Golf View Condominiums is hereby amended as follows:

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1. **Article IX, Sale, Lease of Other Alienation, of the Declaration is deleted in its entirety and replaced with:**

ARTICLE IX

SALE, LEASE OR OTHER ALIENATION

If a sale, lease, devise, or gift of any Unit is made by any Unit Owner, the purchaser, lessee, devisee, or donee thereunder shall be bound by and be subject to all of the obligations of such Unit Owner with respect to such Unit as provided in the Declaration and all Amendments, By-Laws, and Rules and Regulations. Each Unit Owner, purchaser, lessee, devisee, or donee shall occupy and use such Unit as a private dwelling for himself and his immediate family.

If a Unit Owner leases the Unit, the following provisions shall apply:

- (a) The Board shall not permit a lease which is for less than the entire Unit.
- (b) The Board shall permit no more than three (3) Units in the Fifth Addition to Orland Golf View Condominiums to be leased at any one time. There shall be no exception to this limitation.
- (c) The Board shall permit a qualifying Unit Owner to lease his/her Unit to a specified Lessee for a period of not less than twelve (12) consecutive months on such reasonable terms as the Board may establish. The Unit Owner shall submit a written application and a copy of the proposed Lease to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission. All requests for an extension of the original Lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of a lease, provided, however, that in no event shall any Unit Owner be permitted to lease such Unit for more than twenty-four (24) consecutive months. The Board's decision shall be final and binding. All Leases shall be in writing and shall provide that the Lease shall be subject to the provisions of the Declaration and Amendments thereto, By-Laws, and Rules and Regulations governing the Association and that any failure by the Lessee to comply with the terms of said Declaration and Amendments, By-Laws, and Rules and Regulations of the Association shall be a default under the Lease. The Unit Owner shall also be responsible for any default by the Lessee and for the Lessee's violation of the Declaration and Amendments, By-Laws, and Rules and Regulations of the Association. Each Lessee must acknowledge in writing the receipt of copies of the Declaration and Amendments, By-Laws, and Rules and Regulations of the Association, and a copy of the written receipt shall be submitted to the Board.
- (d) Any and all Leases in force at the date of adoption of this Amendment are not

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affected by Paragraphs (a), (b), (c) and (d) above; provided, however, that all such Leases must be terminated within one (1) year of the effective date of this Amendment.

- (e) In the event a Lessee occupies a Unit without express consent of the Board, the Association may seek to enjoin the Lessee from occupying the Unit by filing an action in law or equity or by an action in forcible entry and detainer (eviction). The Board reserves the right to join the Unit Owner in any such action.
- (f) In addition to the remedy set forth in Paragraph (e) above, any attempted leasing, subleasing or other tenancy arrangement in contravention of the provisions of this Article IX shall entitle the Board to seek the following relief:
- (1) Any remedy and penalty set out in the provisions of this Declaration and Amendments; and
 - (2) The fair rental of such Unit or the actual monthly rent under any unpermitted lease, whichever is greater, and
 - (3) Any and all costs and expenses incurred by the Association, including, but not limited to, attorneys' fees, to bring any action or to recover possession of the Unit from any unauthorized tenants shall be the responsibility of the Unit Owner; and
 - (4) All unpaid charges, costs, and expenses including, but not limited to, attorneys' fees, incurred as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees, interest, attorneys' fees, fines, etc. on the unpaid balance. These costs and expenses shall act as a lien upon the Owner's Unit until paid in full
- (g) The Association shall have the right to lease any Unit which the Association has possession of pursuant to any court order.
- (h) The Board may adopt Rules and Regulations from time to time, consistent with the foregoing provisions, for the purpose of implementing and effectuating the same.
2. Except as expressly set forth hereinabove, the Declaration, Amendments, and By-Laws, Rules and Regulations shall remain in full force and effect in accordance with their terms.

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IN WITNESS WHEREOF, I have set my hand as Secretary of the corporation on the

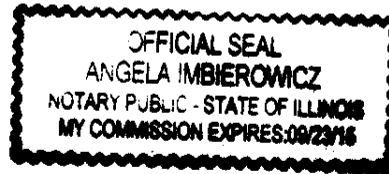
9th day of February, 2012.

Elizabeth Ebert
Secretary

Signed or acknowledged before me this

9th day of February, 2012.

Angela Imbierowicz
Notary Public



Prepared by:

Angela Imbierowicz
Attorney at Law
10132 S. Komensky Avenue
Oak Lawn, Illinois 60453

Mail to:

Angela Imbierowicz
Attorney at Law
10132 S. Komensky Avenue
Oak Lawn, Illinois 60453

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

**AFFIDAVIT AND CERTIFICATE OF SERVICE
OF THE SECRETARY OF THE FIFTH ADDITION
TO ORLAND GOLF VIEW CONDOMINIUMS ASSOCIATION**

I, CAROLYN ERET, Secretary of the Fifth Addition to Orland Golf View

Condominiums Association, a not-for-profit corporation incorporated under the laws of the State of Illinois, hereby state under oath as follows:

1. The foregoing is a full, true, and correct copy of the Fifth Amendment to the Declaration of Condominium Ownership and By-Laws for the Fifth Addition to Orland Golf View Condominiums
2. The Amendment was duly and regularly approved and consented to at a meeting of the Board of Managers of the corporation and Unit Owners which was duly and regularly called and held in all respects as required by law and by the Declaration and By-Laws of the corporation, at the premises commonly known as Fifth Addition to Orland Golf View Condominiums, Orland Park, Illinois, on February 12, 2012, at which meeting all of the members of the Board of Managers and at least three-fourths of the Unit Owners voted in favor of such Amendment.
3. The foregoing are true and correct signatures of all of the members of the Board of Managers of the Fifth Addition to Orland Golf View Condominiums, personally known to me, and that said Managers executed the document in my presence as their free and voluntary act on the date set forth above for the uses and purposes therein set forth.
4. The approval of the foregoing Amendment has not been in any wise rescinded, annulled, or revoked, but is still in full force and effect.
5. Pursuant to the Declaration, no notice of this Amendment is required to be mailed to mortgagees.

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

We, the undersigned, constitute all of the members of the Board of Managers of the Fifth Addition to Orland Golf View Condominiums established by Declaration of Condominium Ownership and By-Laws for Fifth Addition to Orland Golf View Condominiums. By our signatures below, in the exercise of the power and authority conferred upon and vested in the Association, we hereby consent and approve this Fifth Amendment to the Declaration of Condominium Ownership and By-Laws for Fifth Addition to Orland Golf View Condominiums. We hereby warrant that we possess full power and authority to execute this Amendment.

In witness whereof, we have signed this document and cast our votes in favor of this amendment at a duly-called meeting of the Board of Managers and Unit Owners held on February 9th, 2012.

Andrew Paul
Howard Martens
Carolyn F. Bret
Patricia L. Trapp

Being all of the
Board of Managers of the Fifth Addition to Orland
Golf View Condominiums

ATTEST:

Carolyn F. Bret
Secretary

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LEGAL DESCRIPTION

Lots 35, 36, 37, 38, and 39 in the Fifth Addition to Orland Golf View Condominium Subdivision of part of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known as:

15700 through 15723 Lake Hills, Orland Park, Illinois 60462

With Permanent Index Attached hereto.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**ORLAND FIFTH ADDITION TAX NUMBERS**

<u>ADDRESS</u>	<u>UNIT #</u>	<u>PIN NUMBERS</u>			
15700 LAKE HILLS Cook County Orland Park, IL	1S	27	14	414 0005	1002
	2S	27	14	414 0005	1008
	1N	27	14	414 0005	1001
	2N	27	14	414 0005	1007
15701 LAKE HILLS	1S	27	14	414 0005	1013
	2S	27	14	414 0005	1020
	1N	27	14	414 0005	1014
	2N	27	14	414 0005	1019
15702 LAKE HILLS	1S	27	14	414 0005	1004
	2S	27	14	414 0005	1010
	1N	27	14	414 0005	1003
	2N	27	14	414 0005	1009
15703 LAKE HILLS	1S	27	14	414 0005	1016
	2S	27	14	414 0005	1022
	1N	27	14	414 0005	1015
	2N	27	14	414 0005	1021
15704 LAKE HILLS	1S	27	14	414 0005	1006
	2S	27	14	414 0005	1012
	1N	27	14	414 0005	1005
	2N	27	14	414 0005	1011
15705 LAKE HILLS	1S	27	14	414 0005	1013
	2S	27	14	414 0005	1024
	1N	27	14	414 0005	1017
	2N	27	14	414 0005	1023
15710 LAKE HILLS	1S	27	14	414 0005	1026
	2S	27	14	414 0005	1032
	1N	27	14	414 0005	1025
	2N	27	14	414 0005	1031
15711 LAKE HILLS	1S	27	14	414 0005	1038
	2S	27	14	414 0005	1042
	1N	27	14	414 0005	1037
	2N	27	14	414 0005	1041
15712 LAKE HILLS	1S	27	14	414 0005	1028
	2S	27	14	414 0005	1034
	1N	27	14	414 0005	1027
	2N	27	14	414 0005	1033

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ORLAND FIFTH ADDITION TAX NUMBERS

15713 LAKE HILLS	1S	27	14	414	0005	1040
	2S	27	14	414	0005	1044
	1N	27	14	414	0005	1039
	2N	27	14	414	0005	1043
15714 LAKE HILLS	1S	27	14	414	0005	1030
	2S	27	14	414	0005	1036
	1N	27	14	414	0005	1029
	2N	27	14	414	0005	1035
15719 LAKE HILLS	1S	27	14	414	0005	1046
	2S	27	14	414	0005	1052
	1N	27	14	414	0005	1045
	2N	27	14	414	0005	1051
15720 LAKE HILLS	1S	27	14	414	0005	1058
	2S	27	14	414	0005	1062
	1N	27	14	414	0005	1057
	2N	27	14	414	0005	1061
15721 LAKE HILLS	1S	27	14	414	0005	1048
	2S	27	14	414	0005	1054
	1N	27	14	414	0005	1047
	2N	27	14	414	0005	1053
15722 LAKE HILLS	1S	27	14	414	0005	1060
	2S	27	14	414	0005	1064
	1N	27	14	414	0005	1059
	2N	27	14	414	0005	1063
15723 LAKE HILLS	1S	27	14	414	0005	1050
	2S	27	14	414	0005	1056
	1N	27	14	414	0005	1049
	2N	27	14	414	0005	1055