

# UNOFFICIAL COPY



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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/01/2012 11:41 AM Pg: 1 of 23

**THIRD AMENDMENT  
TO THE  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND OF  
EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND BY-  
LAWS FOR 1247  
ROSCOE  
CONDOMINIUM**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws (hereafter the "Declaration") for the 1247 Roscoe Condominium Association (hereafter the "Association"), which Declaration was recorded on March 17, 2006 as Document Number 0607644025 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Article 13, Section 13.7. Said Section provides that the provisions of the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission signed and acknowledged by the President and approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose; provided, however, that (i) all First Mortgagees have been notified by certified mail of any change, modification or rescission, (ii) an affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument.

In addition, Article 11, Section 11.1(e)(i)(dd) provides that at least sixty-seven percent (67%) of the First Mortgagees based on one vote per Unit must give their prior written approval before this Amendment may be adopted.

## RECITALS

This document prepared by and after recording to be returned to:  
ROBERT P. NESBIT  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 — (847) 537-0500

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

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WHEREAS, the Board of Directors and the Unit Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose, which approvals are attached hereto and made a part hereof; and

WHEREAS, an officer of the Association has attested to said Unit Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Mortgagees have been notified by certified mail of this Amendment and contained in the mailing was a consent form in the format attached hereto as Exhibit D.

NOW, THEREFORE, the Declaration is hereby amended as follows (additions in text are indicated by double underline and deletions in text are indicated by ~~strike-out~~):

**1. Article 7, Section 7.1(n) is hereby deleted in its entirety and not replaced:**

~~(n) Each Unit Owner shall deposit with the Board duplicate keys for all locks required for entry to such Unit Owner's Unit.~~

**2. Article 12, Section 12.1 is hereby amended as follows:**

12.1 ~~Unrestricted-Transfers.~~ Subject to Section 12.2, a Unit Owner may, without restriction under the Declaration, sell, give, devise, convey mortgage, lease or otherwise transfer such Unit Owner's entire Unit. Notice of such transfer shall be given to the Board, in the manner provided in this Declaration for the giving of notices, within five (5) days following consummation of such transfer.

(a) Unit Leases.

(i) Effective as of the recording date of this Amendment, the rental or leasing of Units is limited to four (4) Units at any given time.

(ii) Any Unit Owner desiring to lease out their Unit must apply to the Board prior to entering into a lease agreement and their name will be added to a waiting list to be maintained by the Board or other party designated by the Board.

(iii) Whenever four (4) or more Units at the Association are being leased, no other Units may be leased except as set forth below in subparagraphs (viii) and (ix) of this Section 12.1(a).

(iv) At such time as less than four (4) Units at the Association are being leased out the name on the waiting list for the longest period of time shall have the first

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opportunity to lease their Unit. That Unit Owner will be given thirty (30) days to indicate whether they intend to lease out their Unit. That Unit Owner will then have an additional thirty (30) days to present a signed lease to the Board, otherwise the right to lease shall pass to the next Unit Owner on the waiting list. The Board shall promptly review the proposed lease agreement in order to verify that it complies with the standards as set forth herein.

(v) Three (3) years after being granted the right to lease a Unit under subparagraph (iv) above, such Unit Owner must re-apply for the right to lease their Unit.

(vi) All leases must be for a period of at least twelve (12) consecutive months and no more than thirty-six (36) months. Further, all leases shall provide that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. The Unit Owner making any such lease shall not be relieved thereby from any of his obligations under the Declaration.

(vii) A copy of all current leases must be on file with the Board of Directors no later than fourteen (14) days after the effective date of this Amendment. Further, all Unit Owners must advise the Board six (6) months in advance of the expiration of any lease. All tenants shall acknowledge in writing that they have received copies of the Rules and Regulations of the Association and a copy of the written receipt shall be submitted to the Board of Directors. All tenants shall be bound by and subject to all of the obligations under this Declaration, the Bylaws, and Rules and Regulations, and the failure of the lessee to comply therewith shall constitute a default under the lease which shall be enforceable by the Board or the Association, and the lease shall be deemed to expressly so provide. The Unit Owner making such lease shall not be relieved thereby from any of said obligations.

(viii) To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to one (1) Unit Owner to lease his Unit to a specified lessee for a period of one (1) year or such reasonable terms as the Board may establish ("Hardship Lease"). Such permission may be granted by the Board only upon written application by the Unit Owner to the Board giving the reasons the Unit Owner wishes to be considered for a hardship. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease. The Board's decision shall be final and binding. Any lease approved by the Board shall be in writing and subject to the Declaration, By-Laws and rules and regulations governing the Association. Upon expiration of any lease approved under this paragraph, the Unit Owner may apply for an extension of such lease, pursuant to the terms of this paragraph. There may never be more than one (1) Hardship Lease at the Association at any time. The Hardship Lease shall be governed by the same requirements for leases contained in this Section 12.1.

(ix) Occupancy of a Unit by a blood relative(s) of a Unit Owner without the Unit Owner being a resident shall not constitute a lease as defined under this Amendment, even if a written memorandum or agreement has been executed between the parties. A blood relative is defined as a parent, child (natural or adopted), grandparent, grandchild, sibling, or spouse of a Unit Owner.

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(x) Any Unit being leased out in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

(xi) In addition to the authority to levy fines against the Unit Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Unit Owner and/or their tenant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.

(xii) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(xiii) All unpaid charges 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 and interest on the unpaid balance.

(xiv) The Board of Directors of the Association shall have the right to lease any Association owned Units, or any Unit which the Association has possession of pursuant to any court order, and said Units shall not be subject to this Amendment.

(b) Contract Sales. Although the Board discourages Unit Owner financing of sales via contract/installment sales, in times of tight mortgage money it is sometimes advisable since it is the only viable alternative for some potential buyers in order to accommodate a Seller and a willing Buyer who is unable to obtain conventional financing.

The Board is charged with the responsibility of administering and maintaining the property and the Board must receive adequate assurances from a Unit Owner who is selling their Unit via a contract/installment sale that such sale is in fact a good faith transaction and not being used as a device to cover an improper or unauthorized lease in violation of this Amendment.

In order for the Board to approve a contract sale, the following criteria must be complied with to the Board's satisfaction prior to occupancy:

(i) A certified copy or duplicate copy of the ARTICLES OF AGREEMENT must be recorded in the Office of the Recorder of Deeds in the County in which the property is located. A recorded copy and Recorder's receipt must be submitted to the Board (if a short form is recorded, a recorded copy of the short form plus a certified copy or duplicate original of the full text must be provided).

(ii) Seller must provide Buyer with title insurance from a national insured title company for Articles of Agreement.

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(iii) Seller must provide a conventional form closing statement signed by Buyer and Seller and/or their attorneys.

(iv) Seller must provide Buyer with an amortization schedule showing the table of payments.

(v) Seller must verify that they have executed a Deed to Buyer and that the original is being held in escrow, with a true and accurate copy provided to the Board at the time of closing.

(vi) A statement shall be submitted indicating whether Seller or Buyer retains the right to vote, pay real estate taxes, assessments and insurance.

(vii) In the event it is proven that this transaction is a sham intended to avoid any policies restricting or limiting leasing, or for any other reason, all occupants shall be obligated to vacate the premises upon four (4) days' written notice. In the event legal action is necessary to terminate occupants' and Unit Owners' right of possession, the Unit Owner shall be liable for all of the Association's attorneys' fees and costs.

(viii) In addition to the foregoing, the Board reserves the right to levy a lump-sum or daily fine for the violation of this policy including, but not limited to, a daily fine relating back to the date of first notification to the Board of said transaction. Fines shall not exceed \$500 per day or \$5000 in the aggregate.

**This Amendment shall be effective upon recording in the Office of the Recorder of Deeds of Cook County, Illinois.**

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

APPROVED THIS 13 DAY OF December, 2011.

1247 ROSCOE CONDOMINIUM ASSOCIATION

By:

Daniel Ciurjone  
Its President

ATTEST:

By:

Sarah Reedy  
Secretary



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1 AND 2 IN BLOCK 8 IN WILLIAM J GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIGHT OF WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1247-57 W. ROSCOE, CHICAGO, ILLINOIS

PIN: 14-20-319-001-0000

Unit	PIN	Percentage of Ownership
1247-1	14-20-319-053-1001	5.64
1247-2	14-20-319-053-1002	5.73
1247-3	14-20-319-053-1003	5.94
1249-1	14-20-319-053-1004	5.34
1249-2	14-20-319-053-1005	5.44
1249-3	14-20-319-053-1006	5.54
1251-1	14-20-319-053-1007	5.34
1251-2	14-20-319-053-1008	5.44
1251-3	14-20-319-053-1009	5.54
1253-1	14-20-319-053-1010	5.34
1253-2	14-20-319-053-1011	5.44
1253-3	14-20-319-053-1012	5.54
1255-1	14-20-319-053-1013	5.34
1255-2	14-20-319-053-1014	5.44
1255-3	14-20-319-053-1015	5.54
1257-1	14-20-319-053-1016	5.83
1257-2	14-20-319-053-1017	5.94
1257-3	14-20-319-053-1018	5.64

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## EXHIBIT B

### CERTIFICATION AS TO OWNER APPROVAL

I, Sarah Reedy, do hereby certify that I am the duly elected and qualified secretary for the 1247 Roscoe Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 1247 Roscoe Condominium Association, was duly approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose, in accordance with the provisions of Article 13, Section 13.7 of the Declaration.

Sarah Reedy  
Secretary

Dated at Chicago, Illinois this

12 day of Dec, 2011.

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## EXHIBIT C

### AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Sarah Reedy, do hereby certify that I am the duly elected and qualified Secretary for the 1247 Roscoe Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 1247 Roscoe Condominium Association was mailed to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this affidavit.

Sarah Reedy  
Secretary

Dated at Chicago, Illinois this

4<sup>th</sup> day of April, 2012.



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## PROXY/BALLOT FOR 1247 ROSCOE CONDOMINIUM ASSOCIATION

MEETING OF DECEMBER 12, 2011

I, (print name) Scott Brooks, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held \_\_\_\_\_, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of DECEMBER, 2011.

[Signature] (signature) Date: DECEMBER 11, 2011

Scott Brooks (print name)

Property Address: 1247 ROSCOE ST #1  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

CENTRAL MORTGAGE COMPANY  
301 JOHN BARROW RD. STE 1  
LITTLE ROCK, AR 72205

Loan No. 5775765276

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF DEC. 12, 2011

I, (print name) TERRENCE LANDRY, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held DEC. 11, 2011, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of Dec., 2011.

Terrence Landry (signature) Date: DEC. 12, 2011

TERRENCE LANDRY (print name)

Property Address: 1247 W ROSCOE ST #3  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

BB&T MORTGAGE

PO BOX 2467

GREENVILLE, SC 29602

Loan No. 099 238 3354

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF December 12, 2011

I, (print name) Brian Lisinski, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12<sup>th</sup>, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of December, 2011.

Brian Lisinski (signature) Date: December 11, 2011

Brian Lisinski (print name)

Property Address: 1247 W. Roscoe - #1  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

PNC Mortgage  
P.O. Box 1820  
Cuyahoga, OH 45401-1820

Loan No. 0006116926

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF December 12, 2011

I, (print name) Scott Pergande, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 8 day of December, 2011.

Scott Pergande (signature) Date: December 8, 2011

Scott Pergande (print name)

Property Address: 1249 W. Roscoe St. #3  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Chase Home Finance

1500 N. 19th Street

Monroe, LA 71201

Loan No. 1873491338

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF 12/13, 2011

I, (print name) Sarah Reedy, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint n/a, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held Dec 13, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Balot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 13 day of December, 2011.

Sarah Reedy (signature) Date: 12/13, 2011

Sarah Reedy (print name)

Property Address: 1251 W Roscoe, #1  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Guaranteed Rate

3940 North Ravenswood

Chicago, IL 60613

Loan No. 10900551270

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR 1247 ROSCOE CONDOMINIUM ASSOCIATION

MEETING OF December, 2011

I, (print name) Michael Zicarelli, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint N/A, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 12<sup>th</sup> day of December, 2011.

[Signature] (signature) Date: 12/12, 2011

Michael Zicarelli (print name)

Property Address: 1251 W Roscoe Unit 2  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

PNL Mortgage

PO Box 1820

Dayton, OH 45401-1820

Loan No. 0006304011

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF December 12, 2011

I, (print name) Michele Minarik, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held 12/12/11, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 10<sup>th</sup> day of December, 2011.

Michele Minarik (signature) Date: December 10, 2011

Michele Minarik (print name)

Property Address: 1251-3  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

US Bank Home Mortgage  
P.O. Box 21948  
Eagan, MN 55121

Loan No. 6800202530

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF DEC 12, 2011

I, (print name) AMY LUSHER WREN, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held 12/12, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 12 day of DECEMBER, 2011.

Amy Wren (signature) Date: DEC 12, 2011  
AMY WREN (print name)

Property Address: 1253 W. ROSCOE UNIT 1  
Chicago, Illinois 60657

Name and Address of Mortgage Lender (if any):\*\*\*

BANK OF AMERICA, N.A.  
P.O. BOX 650070  
DALLAS, TX 75265-0070

Loan No. 225255223

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**MEETING OF December 12<sup>th</sup>, 2011

I, (print name) Michael Bosau, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12<sup>th</sup>, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 6 day of December, 2011.

Michael Bosau (signature) Date: December 6<sup>th</sup>, 2011

Michael Bosau (print name)

Property Address: 1253 W. Roscoe #2  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Bank of America, N.A.

PO Box 650070

Dallas, Tx 75265-0070

Loan No. 6001988353

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**

MEETING OF \_\_\_\_\_, 2011

I, (print name) Nathan Tenenbaum, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint Sarah Reedy, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of December, 2011.

Nathan A. Tenenbaum (signature) Date: December 11, 2011

Nathan A. Tenenbaum (print name)

Property Address: 1253 W Roscoe Apt 3  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Bank of America  
101 South Tryson St. ~~Ch~~  
Charlotte, NC 28265

Loan No. 0571

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

**UNOFFICIAL COPY****PROXY/BALLOT FOR  
1247 ROSCOE CONDOMINIUM ASSOCIATION**

MEETING OF \_\_\_\_\_, 2011

I, (print name) Ryan Underwood, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint 1255 W Roscoe #1, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12, 2011, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 10 day of December, 2011.

Ryan Underwood (signature) Date: December 10, 2011

Ryan Underwood (print name)

Property Address: 1255 W Roscoe #1  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Suntrust Mortgage Inc.

PO Box 26149

Richmond, VA 23260-6149

Loan No. 0234955730

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## PROXY/BALLOT FOR 1247 ROSCOE CONDOMINIUM ASSOCIATION

MEETING OF \_\_\_\_\_, 2011

I, (print name) Ashley & Corey Allen owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint David Greene, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held 12/12, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

ANA  
JCA

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of Dec, 2011.

Ashley Allen, JCA (signature) Date: 12/11, 2011

Ashley Allen, JCA Allen (print name)

Property Address: 1255 W Roscoe # 3  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

BOA

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



# UNOFFICIAL COPY

## PROXY/BALLOT FOR 1247 ROSCOE CONDOMINIUM ASSOCIATION

MEETING OF \_\_\_\_\_, 2011

I, (print name) Anjali Siller, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held \_\_\_\_\_, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of December, 2011.

Anjali Siller (signature) Date: Dec 11, 2011

Anjali Siller (print name)

Property Address: 1257 W Roscoe St  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Bank of America

Loan No. 205070060

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## 1247 ROSCOE CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the 1247 Roscoe Condominium Association, specifically (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

[Signature] (signature) Date: 12-12-11, 2011

MONICA PILARSKA (print name)

Property Address: 1257 W ROSCOE # 2  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

INFORMATION TO BE  
EMAILED

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR 1247 ROSCOE CONDOMINIUM ASSOCIATION

MEETING OF December 12, 2011

I, (print name) David Eric Greene, owner of the unit listed below at the 1247 Roscoe Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held December 12, 2011, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

**In addition to the foregoing, I specifically direct my agent to cast my vote as follows:**

I approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I do not approve of the amendment (i) eliminating the obligation of Unit Owners to provide keys to their Units to the Board and (ii) restricting the ability of Unit Owners to lease their Units.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of December, 2011.

David Eric Greene (signature) Date: December 11, 2011

David Eric Greene (print name)

Property Address: 1257 W Roscoe St. #3  
Chicago, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*

Wells Fargo Home Mortgage

PO Box 10335

Des Moines IA 50306

Loan No. 0220796874

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.