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Doc#: 1213931101 Fee: \$116.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2012 03:11 PM Pg: 1 of 40

**AMENDMENT TO
DECLARATION OF
CONDOMINIUM
OWNERSHIP FOR
THE VERONA
CONDOMINIUM
ASSOCIATION**

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the Verona Condominium Association (hereafter the "Association"), which Declaration was recorded on November 10, 1998 as Document Number 08013843 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 the provisions of Article Eight, Section 8.02 of the Declaration. Said Section provides that the provisions of the Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of Voting Members (either in person or by proxy), or by an instrument executed by Owners representing at least 75% of the Undivided Interests.

In addition, Article Nine, Section 9.02(a)(1)(ix) of the Declaration requires the consent of Eligible Mortgagees holding in the aggregate First Mortgages on at least two-thirds (2/3) of the Unit Ownerships (by number) which are subject to First Mortgages held by Eligible Mortgagee; for this amendment.

RECITALS

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

This document prepared by and after recording to be returned to:

Ryan H. Shpritz, Esq.
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 - 847.777.7241

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

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WHEREAS, the following amendment has been approved by the affirmative vote of Owners representing at least 75% of the Undivided Interests, which acknowledgements and approvals are attached hereto and made a part hereof; and

WHEREAS, the Secretary of the Board 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 form attached hereto as Exhibit D.

NOW, THEREFORE, the Article Two, Section 2.12 and 3.09 of the Declaration is hereby amended in accordance with the text which follows (additions in text are indicated by a double underline; deletions by ~~strike-outs~~):

2.12 LEASE OF DWELLING UNIT: ~~Any Owner has shall have the right to lease all (but not less than all) of his Dwelling Unit upon such terms and conditions as the Owner may deem advisable, except that no Dwelling Unit shall be leased for a term of less than twelve (12) months. All leases shall be for a period of twelve (12) months and Any such lease shall be in writing, a copy of which must be delivered to the Association, and shall provide that the lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. The Board may adopt such rules and regulations applicable to the lease of Dwelling Units as it deems advisable and necessary. Notwithstanding anything contained herein, the provisions of this section and any rules or regulations adopted pursuant hereto by the Board shall not at any time apply to any Dwelling Units owned by the Developer or the Declaration.~~

Effective with the recording of this Amendment and notwithstanding any foregoing provisions of this Declaration to the contrary, the rental, leasing, assignment or sub-leasing of a Unit shall be prohibited, subject to the following provisions:

(a)(i) Those Owners of record prior to the recording of this Amendment ("Grandfathered Owners") shall be permitted to rent their Unit, so long as no more than five (5) Units are leased at any given time;

(ii) Any Grandfathered Owner desiring to lease their Dwelling 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 the managing agent;

(iii) Grandfathered Owners shall only be permitted to enter into a lease for two terms, not to exceed one year each. A third term may be permitted if there is no existing waiting list. (Refer to 2.12 (v))

(iv) Whenever five (5) or more of the Dwelling Units at the Association are being leased, no other Dwelling Units may be leased except as set forth below in subparagraphs (b).

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- (v) At such time as five (5) Dwelling Units at the Association are being leased out, the Grandfathered Owner on the waiting list for the longest period of time shall have the first opportunity to lease their Dwelling Unit. That Grandfathered Owner will be given sixty (60) days to indicate whether they intend to lease out their Dwelling Unit. That Grandfathered Owner will then have an additional sixty (60) days before the expiration of the oldest existing lease to present a signed lease to the Board, otherwise the right to lease shall pass to the next Grandfathered 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 in the Declaration, By-laws and Rules and Regulations. All leases must be for twelve (12) 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 Owner making any such lease shall not be relieved thereby from any of his obligations under the Declaration.
- (b) To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to any Owner to lease his Dwelling Unit to a specified lessee for a period of twelve (12) months on such reasonable terms as the Board may establish. Such permission may be granted by the Board only upon written application by the Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for 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 Owner's application for a lease or extension of a lease. The Board's decision shall be final and binding. Any lease approved by the Board shall be subject to the Declaration, By-laws and Rules and Regulations governing the Association.
- (c) The Board of the Association shall have the right to lease any Association owned Dwelling Units or any Dwelling Unit which the Association has possession, pursuant to any court order, and said Dwelling Units shall not be subject to this Amendment.
- (d) Any Dwelling Unit being leased out in violation of this Amendment or any Owner found to be in violation of the Rules and Regulations adopted by the Board may be subject to a flat or daily fine to be determined by the Board upon notice and an opportunity to be heard.
- (e) In addition to the authority to levy fines against the 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 Owner and/or tenant, under 735 ILCS 5/9 et. seq., an action for injunctive and other equitable relief, or an action at law for damages.
- (f) Any action brought on behalf of the Association and/or the Board to enforce this Amendment shall subject the Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.
- (g) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Dwelling Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

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3.09 **ANIMALS:** No animals shall be raised, bred or kept in any Dwelling Unit, except one (1) cats or one (1) dog or other household pets of an Owner. Any Owner who has more than one (1) cat or one (1) dog upon the effective date of this Amendment shall be permitted to keep such additional pet(s) until such time as the pet(s) die or otherwise are removed from the Unit. No animals may be kept or raised on the Property for commercial purposes. The Board may from time to time adopt rules and regulations governing the conduct of pets kept in the Dwelling Units. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from a Dwelling Unit upon three (3) days written notice from the Board to the Owner of the Dwelling Unit containing such pet, and the decision of the Board shall be final. The Board retains the right to bar exotic or dangerous animals from the premises, including but not limited to, poisonous snakes, potbellied pigs and other species not conducive to apartment living.

This Amendment shall be effective upon recordation 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 9 DAY OF May, 2012

VERONA CONDOMINIUM ASSOCIATION

By: Rosinda Schiffman
Its President

ATTEST:

By: [Signature]
Secretary

Subscribed and Sworn to before me
this 9 day of May, 2012

[Signature]
Notary Public



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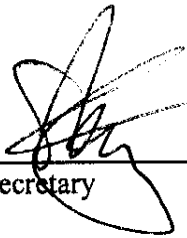
EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Stanley Cohen, do hereby certify that I am the duly elected and qualified secretary for the Verona 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 Verona Condominium Association was duly approved by the affirmative vote of Owners representing at least 75% of the Undivided Interests, in accordance with the provisions of Article Eight, Section 8.02 of the Declaration.

Date: 5/9/12


Secretary

Property of Cook County Clerk's Office

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EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Stanley Cohen, do hereby certify that I am the duly elected and qualified Secretary for the Verona 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 Verona 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.



Secretary

Dated at Wilmette, Illinois this

9 day of May, 2012.

Property of Cook County Clerk's Office

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EXHIBIT D

CONSENT OF ELIGIBLE FIRST MORTGAGEE

The undersigned, a Eligible First Mortgagee as defined in the Declaration for the Verona Condominium Association, hereby votes on the amendment to the Declaration regarding leasing and pets:

- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Signed by: _____

Title: _____

Name and Address of Mortgagee:

Associated Bank

5200 N. Central Avenue, Chicago, IL 60630

Loan # 86913719001

Holder of mortgage on: _____
Douglas W. Stein

Property Address: _____
1107 Greenleaf
Wilmette, Illinois 60091

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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EXHIBIT D

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- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Signed by: _____

Title: _____

Name and Address of Mortgagee:

Chase/WAMU

P. O. Box 24696, Columbus, OH 43224

Loan # 3930629643996494

Holder of mortgage on: Richard Trojan

Property Address: 1107 Greenleaf #4E
Wilmette, Illinois 60091

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Signed by: _____

Title: _____

Name and Address of Mortgagee:

Northern Trust Company

50 S. LaSalle Street, Chicago, IL 60603

Holder of mortgage on: Edward F. Dobbins

Property Address: 1107 Greenleaf #4D
Wilmette, Illinois 60091

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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EXHIBIT D

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- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Signed by: _____

Title: _____

Name and Address of Mortgagee:

Wells Fargo Home Mortgage

P. O. Box 5296, Carol Stream, IL 60197-5296

Loan # 0375086113

Holder of mortgage on: Peter Cohen

Property Address: 1107 Greenleaf Avenue, Unit 3C
Wilmette, Illinois

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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The undersigned, a Eligible First Mortgagee as defined in the Declaration for the Verona Condominium Association, hereby votes on the amendment to the Declaration regarding leasing and pets:

- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Signed by: _____

Title: _____

Name and Address of Mortgagee:

Chase Customer Services

P. O. Box 24696, Columbus, OH 43224-0696

Loan No. 1103983269

Holder of mortgage on: David C. Pierson

Property Address: 1107 Greenleaf Avenue #2B
Wilmette, Illinois

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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CONSENT OF ELIGIBLE FIRST MORTGAGEE

The undersigned, a Eligible First Mortgagee as defined in the Declaration for the Verona Condominium Association, hereby votes on the amendment to the Declaration regarding leasing and pets:

- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Signed by: _____

Title: _____

Name and Address of Mortgagee:

GMAC Mortgage

3451 Hammond Avenue

P. O. Box 780, Waterloo, IA 50704-0780

Holder of mortgage on: Michael Earl

Property Address: 1107 Greenleaf Avenue, Unit 2G
Wilmette, Illinois 60091

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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EXHIBIT D

CONSENT OF ELIGIBLE FIRST MORTGAGEE

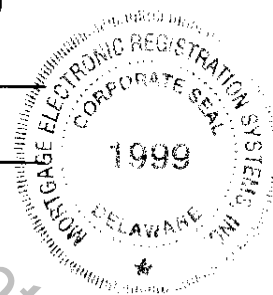
The undersigned, a Eligible First Mortgagee as defined in the Declaration for the Verona Condominium Association, hereby votes on the amendment to the Declaration regarding leasing and pets:

- I/WE APPROVE THE LEASING AMENDMENT.
- I/WE DO NOT APPROVE THE LEASING AMENDMENT.
- I/WE APPROVE THE PET AMENDMENT.
- I/WE DO NOT APPROVE THE PET AMENDMENT.

Mortgage Electronic Registration Systems, Inc. ("MERS")

Signed by: Rachel Ragsdale
Rachel Ragsdale
ASSISTANT SECRETARY

Title:



Name and Address of Mortgagee:

GMAC Mortgage

3451 Hammond Avenue

P. O. Box 780, Waterloo, IA 50704-0780

Holder of mortgage on: Michael Earl

Property Address: 1107 Greenleaf Avenue, Unit 2G
Wilmette, Illinois 60091

NOTE: If Mortgagee fails to notify Association of its consent or dissent to the adoption of this Amendment within 30 days of receipt, Mortgagee shall be deemed to have waived its right to object to the Amendment and shall be deemed to have accepted its terms and condition and agrees to be bound by same.

Return to:
Ryan H. Shpritz
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089

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VERONA CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

I approve of the amendment regarding leasing.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding pets.

[Handwritten Signature]
Signature line

[Handwritten Name]
Printed Name

Property Address: 1107 GREENWICH Unit # 2A
Wilmette, Illinois

Percentage of Ownership: _____ %

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

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 VERONA CONDOMINIUM ASSOCIATION MEETING OF 4/11, 2012

I, (print name) DAVID PIERSON, owner of the unit listed below at the Verona Condominium Association, do hereby constitute and appoint BOARD, 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 regarding leasing.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding pets.

I understand that if I should attend the meeting, I will not 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 10th day of April, 2011.

David C. Pierson (signature)

Date: 4/11, 2012

DAVID C. PIERSON (print name)

Property Address: 1107 Greenleaf 2b
Wilmette, Illinois

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

Chase - Customer Service
PO Box 24696
Columbus OH 43224-0696

Loan No. 1103983269

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

800/848-9136
fax 1 614/422-7575

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PROXY/BALLOT FOR VERONA CONDOMINIUM ASSOCIATION MEETING OF APRIL 16, 2012

I, (print name) WILLIAM AKI, owner of the unit listed below at the Verona 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 APRIL 16, 2012, 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 regarding leasing.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding pets.

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 15TH day of APRIL, 2012

William Aki (signature)

Date: April 13, 2012

WILLIAM AKI (print name)

Property Address: 1107 GREENLEAF AVE, #2C
Wilmette, Illinois

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

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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VERONA CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

I approve of the amendment regarding leasing.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding pets.

Greg Kuhl 4/16/2012
Signature line

Greg Kuhl
Printed Name

Property Address: 1107 Greenleaf Unit # 20
Wilmette, Illinois

Percentage of Ownership: 3,964%

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

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.

04-23-'12 14:42

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PROXY/BALLOT FOR VERONA CONDOMINIUM ASSOCIATION MEETING OF _____, 2011

I, (print name) GEORGE R. EBZERLE, owner of the unit listed below at _____, Verona Condominium Association, do hereby constitute and appoint _____, or _____, Board of Directors, if its name is specified, as agent for me, and in my name, place and stead, to vote as 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 regarding leasing.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding pets.

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 23rd day of APRIL, ~~2011~~ 2012

G.R. Ebzzerle (signature) Date: 4/23, 2011 2012

G.R. EBZERLE (print name)

Property Address: 1107 GREENLEAF AVE. #2E
Wilmette, Illinois

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

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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VERONA CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

I approve of the amendment regarding leasing.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding pets.

Nancy H. Grieshaber
Signature line

NANCY H. GRIESHABER
Printed Name

Property Address: 1107 Greenleaf Ave Unit # 2F
Wilmette, Illinois

Percentage of Ownership: 3.577%

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

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

Loan No. _____

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

Percentage of Ownership: _____ %

Property Address: _____
Wilmette, Illinois
Unit # 2-G

Printed Name
Signature line
Michael J. Earl

- I approve of the amendment regarding leasing.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding pets.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

VERONA CONDOMINIUM ASSOCIATION BALLOT

Property of Cook County Clerk's Office

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

Loan No. _____

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

Property Address: _____

Willmette, Illinois

(print name) _____

(signature) _____

Date: _____

4/18, 2018

IN WITNESS WHEREOF, I have executed this proxy on the 15 day of April, 2018

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.

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

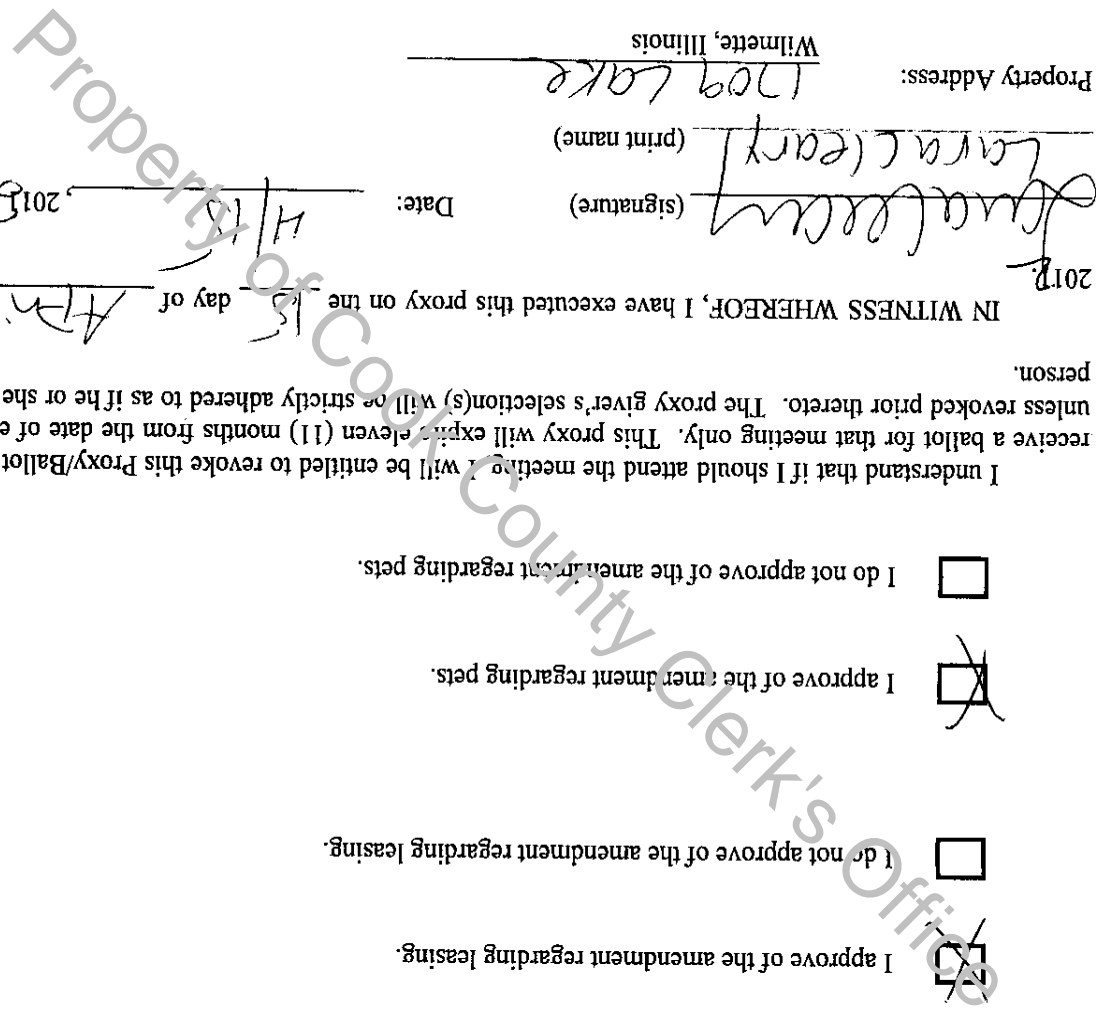
I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

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

Verona Condominium Association, do hereby constitute and appoint Linda Schmitt, or the owner of the unit listed below at 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.

PROXY/BALLOT FOR
VERONA CONDOMINIUM ASSOCIATION
MEETING OF _____, 2017



3A

30

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

ABAL STRAW HTL, 60197 - 5297
R.O. BOY 5296

Loan No. 0375086113

WILLIS FARAB HOME MORTGAGE

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

Wilmette, Illinois

Property Address:

1107 Carroll

(print name) Peter M. Cohen

(signature) Peter M. Cohen

Date:

4/10/2012

IN WITNESS WHEREOF, I have executed this proxy on the 10 day of April - 2012.

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.

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

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

I, (print name) Peter Cohen, owner of the unit listed below at the Verona 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.

PROXY/BALLOT FOR
VERONA CONDOMINIUM ASSOCIATION
MEETING OF 4/10
2012

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

Loan No.

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

Property Address: 1107 Shawnee Ave., Unit 3D Wilmette, Illinois
(print name)

Date: 4-11-2012 (signature) Robert G. Weiss

IN WITNESS WHEREOF, I have executed this proxy on the 10 day of April 2012

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 not strictly adhere to as if he or she voted in person.

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

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

I, (print name) ROBERT G WEISS, owner of the unit listed below at the Verona 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 April 16, 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.

PROXY/BALLOT FOR
VERONA CONDOMINIUM ASSOCIATION
MEETING OF April 16, 2011

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

Loan No. _____

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

Percentage of Ownership: 3.6226 %

Property Address: 1107 GREENLEAF AVE Wilmette, Illinois
Unit # 3F

Printed Name _____

ROSALYN L KATZ

Signature line _____

Roslyn L Katz 4/26/12

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

BALLOT

VERONA CONDOMINIUM ASSOCIATION

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

Loan No. _____

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

Percentage of Ownership: 2.823 %

Property Address: 1107 Grandkat Ave.,
Wilmette, Illinois
Unit # 3E

Printed Name

Janis D. Baldwin

Signature line

J. Baldwin

- I do not approve of the amendment regarding pets.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding leasing.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

BALLOT

VERONA CONDOMINIUM ASSOCIATION

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

Loan No. _____

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

Percentage of Ownership: 3.0515 %

Property Address: 1107 GREENLEAF Wilmette, Illinois
Unit # 3H

Printed Name JOAN REGAN

Signature line [Signature]
4/16/2013

- I do not approve of the amendment regarding pets.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding leasing.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

VERONA CONDOMINIUM ASSOCIATION BALLOT

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

Loan No. _____

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

Percentage of Ownership: 3.66% %

Property Address: 1107 Broadleaf Ave
Wilmette, Illinois
with Mr. & Mrs. [Signature]
 Unit # 44

Printed Name

Helex M. Tillman

Signature line

Helex M. Tillman
April 16, 2012

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

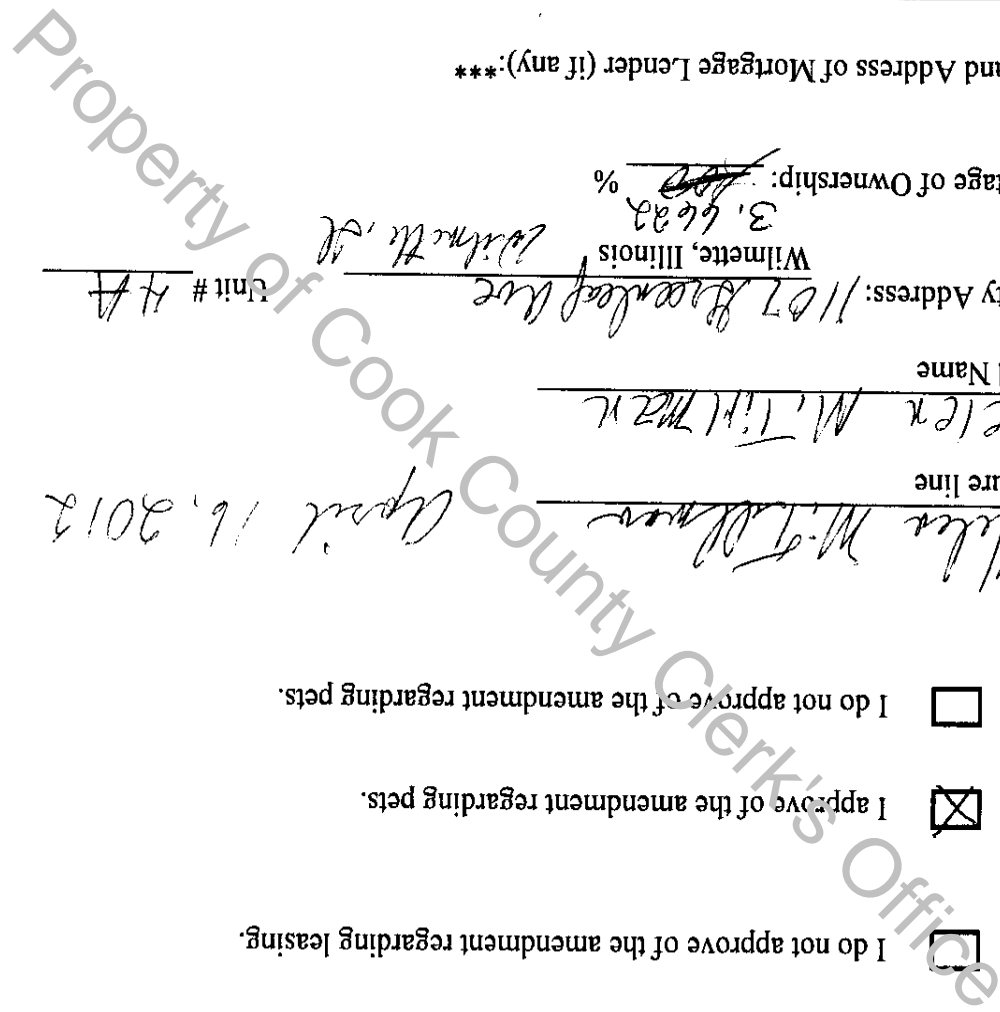
I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

BALLOT

VERONA CONDOMINIUM ASSOCIATION



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

Loan No. _____

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

Property Address: 1107 Greenleaf # 4B
Wilmette, Illinois
Louise More (print name)

2012 Date: April 14, 2012
[Signature] (signature)

IN WITNESS WHEREOF, I have executed this proxy on the 14 day of April, 2012
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.

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

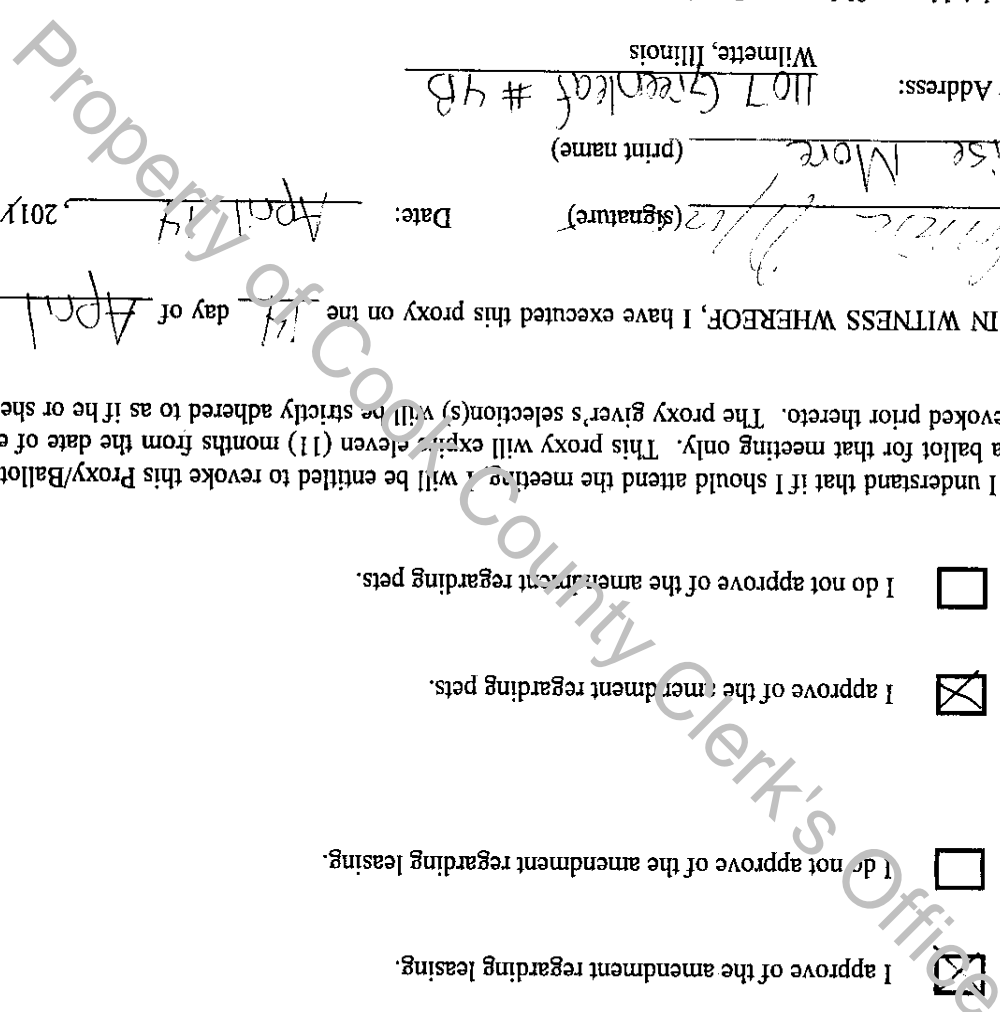
I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

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

Verona Condominium Association, do hereby constitute and appoint Louise F. More, owner of the unit listed below at 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 April 16, 2012, 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.

PROXY/BALLOT FOR
VERONA CONDOMINIUM ASSOCIATION
MEETING OF April 16, 2012



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

Loan No. _____

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

Percentage of Ownership: _____ %

Property Address: 1107 ~~LAUREL~~ AVE WILMETTE, ILLINOIS
Unit # 4c

Printed Name

GEORGE EUGENIEV

Signature line

George Eugeniev

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

BALLOT

VERONA CONDOMINIUM ASSOCIATION

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

Name and Address of Mortgage Lender (if any):**
National Trust Company
50 So. LaSalle St
Chicago, IL 60603

Loan No. _____

Property Address: 1107 Reservoir Rd
Wilmette, Illinois 60091

(signature) Edward F. Dobbins
(print name) Edward Dobbins

Date: 4/16/18, 2018

IN WITNESS WHEREOF, I have executed this proxy on the 16th day of April, 2018.
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.

I do not approve of the amendment regarding pets.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding leasing.

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

Verona Condominium Association, do hereby constitute and appoint Edward F. Dobbins, owner of the unit listed below at 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 April 16, 2018, 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.

PROXY/BALLOT FOR
VERONA CONDOMINIUM ASSOCIATION
MEETING OF April 16, 2018
Edward F. Dobbins

UNOFFICIAL COPY

PROXY/BALLOT FOR VERONA CONDOMINIUM ASSOCIATION MEETING OF 2011

_____, (print name) owner of the unit listed below at the _____, 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 regarding leasing.

I do not approve of the amendment regarding leasing.

I approve of the amendment regarding pets.

I do not approve of the amendment regarding pets.

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 _____ day of _____, 2011.

_____, (signature)

_____, (print name)

Date: _____, 2011

Property Address: _____

107 RICHMOND UNIT 4E
Moline, Illinois

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

CHASE/WAMU

P.O. Box 24696

COLUMBUS, OH 43224

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

Loan No. _____

3930629643996494

Property Clerk's Office

UNOFFICIAL COPY

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

Loan No. _____

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

Percentage of Ownership: 8.1645 %

Property Address: 1104 Greenleaf
Wilmette, Illinois
Unit # 4F

Printed Name: MARIA BOUMER
Signature line: _____

- I approve of the amendment regarding leasing.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding pets.

Regarding the proposed Amendment to the Declaration for the Verona Condominium Association:

VERONA CONDOMINIUM ASSOCIATION BALLOT

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PROXY/BALLOT FOR

VERONA CONDOMINIUM ASSOCIATION

MEETING OF APR 16, 2011

I, (print name) Steph Carter, owner of the unit listed below at the Verona 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 regarding leasing.
- I do not approve of the amendment regarding leasing.

- I approve of the amendment regarding pets.

- I do not approve of the amendment regarding pets.

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 16 day of April, 2011.

(signature) _____

(print name) _____

Property Address: _____

_____ Wilmette, Illinois

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

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.

Watermark: Property of Cook County Clerk's Office

Handwritten: 1107 Newbas Unit 414

Handwritten: Steph Carter

Handwritten: April 16, 2011

UNOFFICIAL COPY

PROXY/BALLOT FOR VERONA CONDOMINIUM ASSOCIATION MEETING OF _____, 2011

I, (print name) DOUGLAS W. STEIN, owner of the unit listed below the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote 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 regarding leasing.
- I do not approve of the amendment regarding leasing.
- I approve of the amendment regarding pets.
- I do not approve of the amendment regarding pets.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and 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 were a person.

IN WITNESS WHEREOF, I have executed this proxy on the 16 day of April, 2011.

(signature) Douglas W. Stein

Date: _____

(print name) DOUGLAS W. STEIN

Property Address: _____

1107 GOEBELER AVE
Willmette, Illinois

Name and Address of Mortgage Lender (if any):

ASSOCIATED BANK

5200 N. CENTRAL AVE

CHICAGO, IL 60630

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

Loan No. 86913719001

2011 2012

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----- Original Message -----
 > Subject: FW: Verona CA - Revised Leasing and Pet Restriction Amendment
 > Date: Wed, 4 Apr 2012 13:54:47 -0500
 > From: Jacqui Taylor <jtaylor@hnsq.net>
 > To: <ltschiffman@aol.com>, "Peter Cohen" <petercohen1@ameritech.net>, <Stanley Cohen" <stanley@scohenpa.com>

> Stanley
 > recorded
 > I will then forward such to Jacqui Taylor so your vote will be properly
 > yes or no on each provision
 > stating that I have your proxy to vote
 > If you are comfortable voting yes,, please return my email message
 > the board will hear the special circumstance and determine yes or no
 > current owner should be able to rent,
 > If there are 5 leases in place and their are very special reasons why a
 > the five to have their leasing privilege end
 > Current owners can have their name placed on a waiting list for one of
 > RENT THEIR CONDO
 > Anyone purchase a unit from the date of passed WILL NOT BE ALLOWED TO
 > existing leases
 > leasing are grandfathered in with their
 > The basis of the bylaw amendment is the those condo owners who are
 > of limited condo rentals
 > You are the last vote and you are the vote that will decide the measure
 > The bylaw amendment is attached for your review
 > out to all
 > At that meeting Linda spoke about a ballot measure that would be mailed
 > I was elected to the board almost 4 weeks ago
 > Your daughter should have told you I would be contacting you
 > Hope you stay in Hungary is great
 > Good day Edith
 On 4/20/12, Stanley Cohen <stanley@scohenpa.com> wrote:

Edith
 Sincerely,
 Thank you for contacting me on this matter.
 Condominium Bye-Laws.
 Please cast my ballot as my proxy FOR both Amendments to the
 Dear Stanley,

----- Original Message -----
 Subject:Re: FW: Verona CA - Revised Leasing and Pet Restriction Amendment
 Date:Sat, 21 Apr 2012 08:55:59 +0200
 From:Edith Jokej <editheniko@gmail.com>
 To:Stanley Cohen <stanley@scohenpa.com>

75.50%
 A Winner
 Subject: FW: Verona CA - Revised Leasing and Pet Restriction Amendment
 From: Stanley Cohen [stanley@scohenpa.com]
 Sent: Saturday, April 21, 2012 7:26 AM
 To: Jacqui Taylor; LINDA SCHIFFMAN; Peter Cohen
 Fwd: Re: FW: Verona CA - Revised Leasing and Pet Restriction Amendment

Jacqui Taylor

