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Doc#: 1230439094 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/30/2012 01:50 PM Pg: 1 of 3

FIRST AMENDMENT TO:

**DECLARATION OF
CONDOMINIUM
OWNERSHIP AND
BY-LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR THE
875 NORTH RICHMOND STREET
CONDOMINIUM ASSOCIATION**

THIS FIRST AMENDMENT TO the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 875 North Richmond Condominium Association is made and entered pursuant to paragraph 17, by 67% of the unit owners.

WITNESSETH:

WHEREAS, by a Declaration of Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on August 7, 2007, as Document Number 0721922067 the Declarant thereunder submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration of the Condominium (the "Declaration") provides for said Declaration to be amended by 67% of the unit owners; and

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
MAIL TO:

PAUL A. KOLPAK
6767 N. MILWAUKEE AVENUE, SUITE 202
NILES, IL 60714

PROPERTY ADDRESS AND P.I.N.

875 NORTH RICHMOND CONDOMINIUM
875 NORTH RICHMOND
CHICAGO, ILLINOIS 60622

P.I.N. 16-01-324-050-1001
16-01-324-050-1002
16-01-324-050-1003

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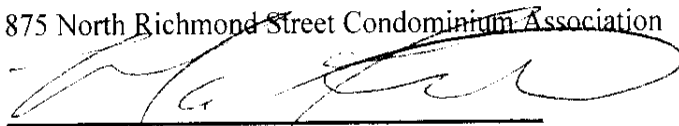
WHEREAS, a meeting was held, with sufficient notice for January 10, 2012; and

WHEREAS, 67% of the unit owners were present, the unit owners wish to amend the Declarations by adding the following:

7. Sale or Other Alienation. (a) Any Unit Owner who desires to sell his Unit or any interest therein to any person shall first obtain from the proposed purchaser a bona fide executed offer in writing, setting forth all the terms and conditions of said proposed transaction. The offer shall be expressly subject to the terms of this paragraph 7. If any Unit Owner receives such an offer which he intends to accept, he shall accept such offer subject to the terms of this paragraph 7 and give written notice to the Association of such offer and acceptance, stating the name and address of such proposed purchaser, the terms of the proposed transaction, and such other information as the Association may reasonably require, and shall furnish a copy of such executed offer and acceptance to the Association. The giving of such notice shall constitute a warranty and representation by the giver thereof that he believes such offer, and all information contained in said notice, to be bona fide, true and correct in all respects. During the period of thirty (30) days following receipt by the Association of such written notice, the Association shall have the first right and option to purchase such Unit (or to cause the same to be purchased by any designee or assignee, corporate or otherwise, of the Association) upon the same terms and conditions as stated in the aforesaid notice received by the Association. If the Association shall give written notice to the Unit Owner within said thirty (30) day period, of the exercise of its first right and option, the transaction between the Unit Owner and the Association or its designee shall be consummated upon the same terms as set forth in the notice to the Association.

If the Association shall give written notice to the Unit Owner within said thirty (30) day period that it has elected not to exercise such first right and option, or if the Association shall fail to give any notice within said thirty (30) day period, then the proposed transaction as described and set forth in the notice to the Association may be consummated within ninety (90) days after the expiration of said thirty (30) day period. If the Unit Owner fails to consummate such transaction within such ninety (90) day period, then such Unit and all rights with respect thereto shall again become subject to the first right and option of the Association as herein provided.

By: 875 North Richmond Street Condominium Association



Mark Fritsch, President

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LEGAL DESCRIPTION

UNIT 1, 2 and 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 875 NORTH RICHMOND STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0721922067, AS AMENDED FROM TIME TO TIME, IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. No. 16-01-324-050-1001
16-01-324-050-1002
16-01-324-050-1003

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