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STATE OF ILLINOIS)) ss. COUNTY OF COOK)

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS

5000 M

Doc#: 1312839083 Fee: \$42.00 RHSP Fee:\$10.00 Affidavit Fee:

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/08/2013 03:03 PM Pg: 1 of 3

DECLARATION AMENDMENT

The 434 E. 48th Place Condominium Association, by resolution of the unit owners comprising more than 60% who exended a meeting on March 3, 2013, hereby records the following amendment to the Declaration, Document # 0611044028:

Election of the Board. In the event that there are less than three unit active unit owners or the unit owner(s) from one or more unit(s) is not willing or able to serve on the board, more than one individual as unit owner, agent, or designee from a unit may serve on the board by vote of the majority of unit owners.

Any unit owner who decides to sell his or her unit must First Right of Refusal. provide the Association with intent of such sale 30 days prior to placing such unit on the The Association (or any designee or assignee, corporate or otherwise, if designated by the Association shall then have the first right of refusel to purchase such unit.

The purchase price shall be determined by the Association based upon the fair market value as determined by comparable sales within the immediate building and within a two mile radius within the previous two years. The Association shall provide such Unit owner with an appraisal or comparative market analysis providing support for the determined market value of the unit. The property shall then be sold at the fair market value to the Association unless such property is otherwise encumbered by a mortgage or lien which would prohibit such sale.

Should the unit owner disagree with the determined fair market value, the unit owner shall provide the association with an appraisal or comparative market analysis representing sales within the building and/or comparative units within a two mile radius. If such market value differs from the Association's value in an amount exceeding \$5,000, the fair market value shall be determined by an average of the values.

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LEGAL DESCRIPTION

THE EAST 24 FEET OF LOT 6 IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF VINCENNES AVENUE, SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONODMINIUM RECORDED AS DOCUMENT 0611044028, TOGETHER WITH AN UNDIVIDE PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AND COMMONLY KNOWN AS:

434 E. 48th Pi. Units 1, 2, and 3, Chicago, IL 60653

NUMBE.

OCOUNTY CRAYS OFFICE PROPERTY INDEX NUMBERS: 20-10-207-038-1001 THROUGH 1003

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STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

AFFIDAVIT

- I, Paul Crump, am over the age of 18 and competent to testify as to the matters set forth in this Affidavit:
 - I am the designee of Noor Five, Inc., the owner of 434 E. 48th Pl, Unit 2.
 - 2. I am an officer of the condominium association.
- 3. I attended a meeting on March 3, 2013 wherein the unit owners voted by more than 60% of the ownership to amend the declaration in order to include a first right of refusal.
- 4. The unit owners also voted to allow more than one individual from a unit to serve on the board by election of the majority

Further affiant sayeth not.

(Signature)

Subscribed and sworn to me this $\frac{3}{2}$ day of $\frac{May}{2}$

, 2)13

[Signature and Seal of Notary Public]

OFFICIAL SEAL
LAVONDRIA COBB
NOTARY PUBLIC - STATE
MY COMMISSION E-14-14
FICIAL SEAL
ONDRIA COBB
ONDRIA COBB

MY COMMISSION EXPE