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AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE 4536 NORTH SHERIDAN CONDOMINIUM
4532-36 NORTH SHERIDAN
CHICAGO, ILLINOIS 60640

The undersigned, being the Unit Owners having at least seventy-five percent (75%) of the total vote regarding this AMENDMENT hereby amend the DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 4536 NORTH SHERIDAN CONDOMINIUM dated September 1, 1997 (Association Bylaws) and on file with the Cook County Recorder of Deeds, Record No. 98003579. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to such terms in the Association Bylaws. In the event of a conflict between the Association Bylaws and this Amendment, this Amendment shall govern.

Pursuant to Section 15.04, the Association Bylaws shall be amended as follows:

- i. The following provision shall be added as a new Section 8.04 of the Association Bylaws:

8.04 Lease Restrictions:

- (a) Amount. In order to ensure that at least 70% of Units are owner-occupied, only four (4) Units may be leased at any given time. If four (4) Units are all leased at the same time, then the Association will be considered to be "at full rental capacity."
- (b) Length. Unit Owners may lease their Units for a maximum of two (2) years.
- (i) Upon expiration of this two (2) year period, if the Association is at full rental capacity, then a Unit Owner must personally occupy the Unit or leave it unoccupied for a period of one (1) year. Upon expiration of this one (1) year period, the Unit Owner shall be eligible to lease the Unit for another two (2) year period if the Association is not at full rental capacity.
- (ii) Upon expiration of this two (2) year period, if the Association is not at full rental capacity, then a Unit Owner may continue to lease his Unit on a month-to-month basis, provided that the Unit Owner shall terminate the monthly lease upon receiving sixty (60) days written notice from the Board that another Unit Owner has priority and desires to lease.
- (c) Grandfather Clause. For Unit Owners with lease agreements existing as of the effective date of this Amendment, the Lease



Doc#: 1315539074 Fee: \$64.00
RIISL? Fee \$10.00 Affidavit Fee
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2018 01:37 PM Pg. 1 of 3

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Such a contract shall not apply until the expiration of the contract with the employer.

If a Temporary Joint Owners may petition the Board for relief of any provision during a temporary or permanent deployment, if such relief is granted, the relief shall be temporary unless the Joint Owner and the Board agree otherwise. The Board shall not be bound to grant relief if the relief is not in the best interests of the public. The Board shall consider requests on a case-by-case basis based on the facts and circumstances presented.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

NAME	SIGNATURE	OFFICE
STEPHEN J. JAMES	<i>[Signature]</i>	201
Steffanie Crossland	<i>[Signature]</i>	101
KELLY DEBOST	<i>[Signature]</i>	203
Marcy Weisgram	<i>[Signature]</i>	202
BOB C. DALL	<i>[Signature]</i>	304
Stephen D. Palmer	<i>[Signature]</i>	302
JOHN CARSON	<i>[Signature]</i>	301
JONG VANDERKAM	<i>[Signature]</i>	611
MELISSA [unclear]	<i>[Signature]</i>	102

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AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 4536 NORTH SHERIDAN CONDOMINIUM ASSOCIATION

ASSOCIATION PIN: 14-17-219-007-0000

<u>Unit</u>	<u>INDIVIDUAL UNIT PIN'S</u>
101	14-17-219-016-1001
102	14-17-219-016-1002
103	14-17-219-016-1003
104	14-17-219-016-1004
201	14-17-219-016-1005
202	14-17-219-016-1006
203	14-17-219-016-1007
204	14-17-219-016-1008
301	14-17-219-016-1009
302	14-17-219-016-1010
303	14-17-219-016-1011
304	14-17-219-016-1012
GN	14-17-219-016-1013
GS	14-17-219-016-1014
LOFT	14-17-219-016-1015

LEGAL DESCRIPTION

LOT 29 AND 30 IN WILLIAM DEERING'S SURRENDER SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98003579, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Prepared by:

Regina L. Rathman

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Chicago, IL 60640