

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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



Doc#: 1316539051 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2013 10:20 AM Pg: 1 of 3

For Use By Recorder's Office Only

DECLARATION AMENDMENT

The 4345 S. Indiana Condominiums, by resolution of the unit owners comprising of more than 66% of the ownership, hereby records the following amendment to the Declaration, Document #0629218042:

ARTICLE IX LEASE OF UNITS OR SUBLEASE OR ASSIGNMENTS THEREOF

This section shall be amended as follows:

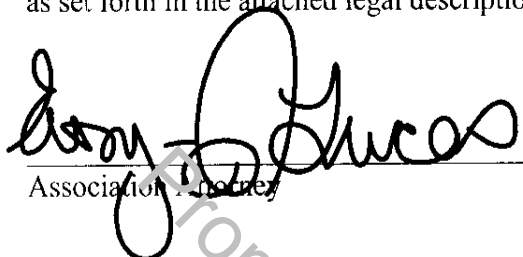
"Lease" and "tenant" shall be defined as any agreement with an individual, corporation, or other party wherein the property is occupied during a time in which the owner of record does not occupy the property, whether or not rent is accepted. All Unit Owners shall have the right to lease as long as leases in the property do not exceed 40% of the total units in the Association. Unit owners must provide the Association with an intent to rent the unit no less than 14 days prior to signing a lease. Thereafter, the Board has the right to deny the owner the right to rent if 40% or more of the total units are not leased.

Each unit owner shall provide the Association with an executed lease within 3 days of execution. The lease shall provide that it is subject to the terms of this Declaration and that any failure of the lessee, sublessee or assignee to comply with the terms of this Declaration, the By-Laws, the Act, or any rule or regulation adopted by the Board, shall constitute a default under said lease which shall be enforceable by the Board or the Association, and the lease shall be deemed to expressly so provide. In addition, the Board or the Association shall retain the right to remedy said failure by electing any of the remedies set forth in this Declaration, the By-Laws, the Act, or any rule or regulation adopted by the Board.

UNOFFICIAL COPY

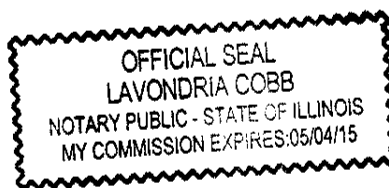
In the event that 40% of the units are rented, the Board will develop a waiting list and owners will be allowed to rent based on the expiration dates of the current leases. The Board will review requests for rentals based on hardship on a case by case basis.

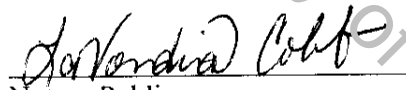
This amendment shall touch upon and effect all units within the condominium association as set forth in the attached legal description.



Association Secretary

SUBSCRIBED and SWORN to before me
this 13 day of June, 2013.





Notary Public

PREPARED BY AND MAIL TO:
The Property Law Group, LLC
1040 E. 47th St., Ste. 2N
Chicago, IL 60653

Property Law Group, LLC
Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 15 IN BLOCK 2 IN PIKES SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 38, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0629218042, AS AMENDED FROM TIME TO TIME, TOGETHER WITHIN AN UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

COMMONLY DESCRIBED AS:

4345 S INDIANA, UNITS 1N, 2N, 3N, 4N, 1S, 2S, 3S, 4S

WITH THE FOLLOWING PINs:

20-03-303-030-1001 through -1016

Property of Cook County Clerk's Office