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PREPARED BY AND
AFTER RECORDING RETURN TO:

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SUITE 1300
CHICAGO, IL 60602



Doc#: 1321022062 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2013 02:17 PM Pg: 1 of 4

NINETEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR THE SONO WEST CONDOMINIUM ASSOCIATION

This Nineteenth Amendment to the Declaration of Condominium Ownership for the SoNo West Condominium Association is made and entered into this 20th day of May, 2013 by the Board of Directors of the SoNo West Condominium Association (the "Association").

The Board of Directors of the Association administers the condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The Property was submitted to the provisions of the Illinois Condominium Property Act ("Act") pursuant to the Declaration of Condominium Ownership for SoNo West Condominium with the Recorder of Cook County, Illinois on November 6, 2008 as document number 0831145010; as amended by First Amendment recorded with the Recorder of Cook County, Illinois on December 16, 2008 as document number 0835122030; by the Second Amendment recorded with the Recorder of Cook County, Illinois on January 14, 2009 as document number 0901431034; by the Third Amendment recorded with the Recorder of Cook County, Illinois on February 24, 2009 as document number 0905545000; by the Fourth Amendment recorded with the Recorder of Cook County, Illinois on February 27, 2009 as document number 0905840769; by the Fifth Amendment recorded with the Recorder of Cook County, Illinois on March 26, 2009 as document number 0908534099; by the Sixth Amendment recorded with the Recorder of Cook County, Illinois on April 27, 2009 as document number 0911745082; by the Seventh Amendment recorded with the Recorder of Cook County, Illinois on May 28, 2009 as document number 0914844039; by the Eighth Amendment recorded with the Recorder of Cook County, Illinois on July 13, 2009 as document number 0919418040; by the Ninth Amendment recorded with the Recorder of Cook County, Illinois on August 13, 2009 as document number 0922544073; by the Tenth Amendment recorded with the Recorder of Cook County, Illinois on September 14, 2009 as document number 0926731029; by the Eleventh Amendment recorded with the Recorder of Cook County, Illinois on October 8, 2009 as document number 0928131095; by the Twelfth Amendment recorded on November 18, 2009 as document number

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0932218013; by the Thirteenth Amendment recorded on December 23, 2009 as document number 0935745000; by the Fourteenth Amendment recorded on February 9, 2010 as document number 1004018032; by the Fifteenth Amendment recorded on April 14, 2010 as document number 1010434107; by the Sixteenth Amendment recorded on June 10, 2010 as document number 1016118004; by the Seventeenth Amendment recorded on August 20, 2010 as document number 1023239002; by the Eighteenth Amendment recorded on October 27, 2010 as document number 1030034065 (as so amended, the "Declaration") whereby Declarant submitted to the provisions of the Illinois Condominium Property Act ("Act") the Condominium Parcel (as defined in the Declaration). All defined terms shall have the meaning ascribed to them in the Declaration; and.

Article II, Section 2.07 of the By-Laws for the Association currently provides for the election of Directors and voting on other issues by Owners voting in person or by proxy; and

The Board of Directors wishes to eliminate voting by written ballot and proxy and adopt an electronic method for voting at the Annual Meeting for the election of Directors and other issues that will require the vote of the Voting Members of the Association; and

The Association is subject to the provisions of the Illinois Condominium Property Act and is an Illinois Not-for-Profit Corporation; and

Section 18.3 of the Illinois Condominium Property Act states that the board of directors of a condominium association may exercise the powers of Illinois not-for-profit corporations under the Illinois General Not-for-Profit Corporation Act (805 ILCS 105 et. seq.); and

Sections 107.10 and 107.50 of the Illinois General Not-for-Profit Corporation Act state that members of a corporation may vote by electronic means if the by-laws authorize this method of voting and the association is a not-for-profit corporation follows that the requirements for electronic voting specified in the Illinois General Not-for-Profit Corporation Act; and

Article VI of the By-Laws provides that the Unit Owners of the Association may amend the By-Laws by the action or approval of sixty-seven percent (67%) of the total unit ownership; and

Members of the Association holding in excess of sixty-seven percent (67%) of the unit ownership have voted to approve this Amendment to the By-Laws at a special meeting of the unit ownership held on May 14, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Declaration and By-Laws are hereby amended as follows:

1. Article II, Section 2.07 of the By-Laws, attached as Exhibit E to the Declaration, is hereby deleted and the following is substituted in its place and stead:

"(a) Any action required by this Act to be taken at any annual or special meeting of the Voting Members entitled to vote, or any other action which may be taken at a meeting of the members entitled to vote, may be taken by ballot without a meeting in writing by mail, e-mail, or any other electronic or digital means pursuant to which the Voting Members entitled to vote thereon are given the opportunity to vote for or against the proposed action or vote for the election of the Board of Directors, and the action receives approval by a majority of the


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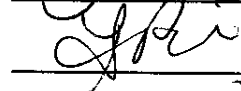
Voting Members casting votes, or such larger number as may be required by the Act, provided that the number of Voting Members casting votes would constitute a quorum of fifty percent (50%) of the ownership if such action had been taken at a meeting.

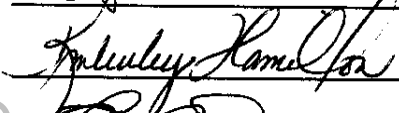
(b) Voting must remain open for not less than five (5) days from the date the ballot is delivered; provided, however, in the case of a removal of one or more Directors, a merger, consolidation, dissolution or sale, lease or exchange of assets, the voting must remain open for not less than twenty (20) days from the date the ballot is delivered."


IN WITNESS WHEREOF, pursuant to the approval of the Unit Owners, the Board has duly executed this Nineteenth Amendment on the day and year first above written.


SO NO WEST
CONDOMINIUM ASSOCIATION











By: Its Board of Directors

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION OF THE ENTIRE CONDOMINIUM PARCEL AS AMENDED BY THE EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY - LAWS FOR THE SONO WEST CONDOMINIUM ASSOCIATION**

SONO WEST CONDO DECLARATION PER DOC #0831145010 AND EIGHTEENTH AMENDMENT PER DOC #1030034065:

LOTS 16 TO 25, BOTH INCLUSIVE, <EXCEPT THE NORTH 14.00 FEET OF THE EAST 31.08 FEET OF LOT 16 >

TOGETHER WITH

THE WEST 9.50 FEET <EXCEPT THE NORTH 14.00 FEET THEREOF> OF THE NORTH-SOUTH VACATED ALLEY IN BLOCK 44 LYING EAST OF THE EAST LINE OF LOTS 16 TO 25 AND LYING WEST OF THE WEST LINE OF LOTS 26 TO 35

TOGETHER WITH

THE WEST 145.22 FEET OF THE SOUTH HALF OF THE EAST-WEST VACATED ALLEY IN BLOCK 44, LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 15 AND LYING NORTH OF THE NORTH LINE OF LOT 16 AND LOT 26 AND THE NORTH LINE OF LOT 16 PROLONGED EASTERLY TO THE NORTHWEST CORNER OF LOT 26,

ALL IN BLOCK 44 IN JOHN YALP'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14

TOGETHER WITH

THE WEST 185.81 FEET OF THE VACATED NORTH 0.50 FEET OF WEST BLACKHAWK STREET SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 25 AND SAID LOT 35 AND THE SOUTH LINE OF LOT 25 PROLONGED EASTERLY TO THE SOUTHWEST CORNER OF LOT 35,

ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

GARAGE PARCEL

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT

THENCE SOUTH 00°00'02" WEST, ALONG THE WEST LINE THEREOF, 157.90 FEET TO THE POB

THENCE SOUTH 89°59'36" EAST, ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID TRACT, 66.60 FEET

THENCE NORTH 00°00'02" EAST, 157.15 FEET THENCE SOUTH 89°58'02" WEST, 66.60 FEET TO A POINT ON THE WEST LINE OF SAID TRACT

THE REMAINING COURSES BEING ALONG THE PERIMETER LINES OF SAID TRACT

THENCE NORTH 00°00'02" EAST, 37.79 FEET

THENCE NORTH 89°54'14" EAST, 145.22 FEET

THENCE SOUTH 00°00'02" WEST, 22.00 FEET

THENCE NORTH 89°54'14" EAST, 40.58 FEET

THENCE SOUTH 00°00'00" WEST, 254.77 FEET

THENCE S 89°54'31" W, 185.81 FEET

THENCE N 00°00'02" E, 81.86 FEET TO THE POINT OF BEGINNING,

PIN Nos. 17-05-214-022-1001 through 17-05-214-022-1200

Address: 860 West Blackhawk, Chicago, Illinois