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RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2013 11:16 AM Pg: 1 of 8

**AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR
HICKORY BEND
CONDOMINIUMS
PHASE 5**

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THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HICKORY BEND CONDOMINIUMS PHASE 5 is made by the undersigned Unit Owners this 18th day of March, 2013.

WITNESSETH:

We, the undersigned, duly qualified Unit Owners of Hickory Bend Condominiums Phase 5, in accordance with the provision of Article XIII, Paragraph 3 of a certain Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Hickory Bend Condominiums Phase 5, as filed in the Recorder's Office of Cook County, Illinois, on November 8, 1973, as Document No. 22539898, as time to time amended, affecting the real estate described on Rider A attached hereto, hereby agree and consent to amend Article VIII of the aforesaid Declaration by substituting Paragraph 1 as follows:

1. The renting or leasing of any unit is prohibited. Any language in the Declaration which conflicts with this provision shall be of no effect from and after the date this amendment to the Declaration is recorded, but any unit under written lease, not otherwise in violation of any provision of the Declaration or existing rules or regulations, on the effective date of this section shall be permitted to continue under lease for a period not to exceed the last to occur of (1) one year from the effective date of this amendment, or (2) the move-out date of any existing tenant occupying the premises on the effective date of this section.

(a). Prohibition of Leasing. Notwithstanding any reference to leasing in the Declaration to the contrary, each Unit/Residence (hereinafter referred to as unit) Owner shall occupy and use such unit as a private dwelling for the Owner and her or his

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immediate family. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Directors may, but is not required to, grant permission to a unit owner to lease her or his unit to a specified lessee for a period of not less than six (6) consecutive months nor more than twelve (12) consecutive months or such other reasonable term as the Board of Directors may establish. Such permission may be granted only upon the written application by the Unit Owner to the Board of Directors. The Board of Directors shall respond to each application in writing within thirty (30) days of the submission thereof. The Board of Directors has sole and complete discretion to approve or disapprove any unit owner's application for a lease. The decision of the Board of Directors shall be final and binding.

(b). In the event the owner of record is a land trust, the holder or holders of the beneficial interest of the land trust shall be deemed to be the owner for purposes of this Section.

(c). In the event there is more than one owner of record, only one such owner shall be required to occupy the unit as required herein.

(d). An owner shall provide the Association with a copy of every lease and renewal thereof entered into by the unit owner and any such other information which the Board may reasonably request for the lessee within fourteen (14) days of the date of the lease.

(e). In the event of a violation of this Section, in addition to or in lieu of the Enforcement provisions set forth in the Declaration, the Association may take whatever other or additional steps it deems appropriate, including, but not limited to, the following:

- i) Levying a fine and/or assessment against the unit owner of not less than \$25.00 per day while the violation continues.
- ii) Eviction of the tenant after serving the tenant with a demand for possession by delivering a copy thereof to the tenant, or by leaving such a copy thereof with some person of the age of thirteen (13) years or upwards, residing on, or being in charge of, the premises. Said notice shall give the tenant thirty (30) days to vacate the premises.

(f). The Owner shall be responsible for all attorney's fees and costs incurred by Association in enforcing the terms of this Section.

(g). In the event of a conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control.

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HICKORY BEND CONDOMINIUM
PHASE 5 ASSOCIATION

BY: Grace Burress
Grace Burress, President

ATTEST: Stephanie Bibb
By: Stephanie Bibb
Stephanie Bibb, its Secretary

Monroe P. Lindor

Duane Kels

Ruby Carroll

being all of the members of the
Board of Managers of Hickory Bend
Condominium Phase 5 Association

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- Duane & Davina Lewis Duane Lewis
635E 194th Street
- Katie Graves Katie Graves
635A E. 194th Street
- Dioné Linton Khione Linton
637 E. 194th Street
- Cleora Mc Guire Cleora A. McGuire
637A E. 194th Street
- Charleston Lewis Charleston Lewis
639 E. 194th Street
- Betty Wilson Betty Wilson
639A E. 194th Street
- Channon Holloway Channon Holloway
641 E. 194th Street
- Defreader Brown Defreader Brown
641A E. 194th Street
- Alvin Freeman Alvin Freeman
643 E. 194th Street
- Stephanie Bibb Stephanie Bibb
643A E. 194th Street
- Donna R. Freeman Donna R. Freeman
645 E. 194th Street
- Donald Birkenfeld Donald Birkenfeld
645A E. 194th Street
- Sherry Henry Sherry Henry
647 E. 194th Street
- Shaunnon Jackson Shaunnon Jackson
647A E. 194th Street
- Lydia Carson Lydia Carson
649 E. 194th Street

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Michael & Pamela Malvin
649A E. 194th Street

Sange Prshy

Tangie Bishop
419 Cottage Grove

Doris Hart

Doris Hart
421 Cottage Grove

Deborah Tillman
423 Cottage Grove

Deborah A Tillman

Rosalie Saviano
425 Cottage Grove

Rosalie Saviano

Bobbie Turner
427 Cottage Grove

Bobbie Turner

David & Carla Flowers
429 Cottage Grove

David & Carla Flowers

Laverne Johnson
431 Cottage Grove

Laverne Johnson

Bivirin O'Reggio
433 Cottage Grove

Bivirin O'Reggio

Ruby Carroll
624 Glenwood-Dyer

Ruby Carroll

Tomoka Owens
624A Glenwood-Dyer

Tomoka Owens

Stephen & Liza Lucas
626 Glenwood-Dyer

Stephen & Liza Lucas

Jared Mullings
626A Glenwood-Dyer

Jared Mullings

Latrese Scott
628 Glenwood-Dyer

Latrese Scott

Tiffany Hawkins
628A Glenwood-Dyer

Tiffany Hawkins

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Lashaun & Kirk McLaurin
630 Glenwood-Dyer Rd

Lashaun McLaurin

Grace Burress
630A Glenwood-Dyer Rd

Grace Burress

Ninette Frazier
632 Glenwood-Dyer Rd

Ninette Frazier

Jacqueline McCarter
632A Glenwood-Dyer Rd

—

John Marley
634 Glenwood-Dyer Rd

—

Maggie Wesley
634A Glenwood-Dyer Rd

Maggie Wesley

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AFFIDAVIT OF MAILING

I hereby certify that a copy of the Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Hickory Bend Condominiums Phase 5 dated March 18, 2013 to restrict the leasing of units has been mailed by Certified Mail to the mortgagees of all the unit owners having mortgages by Certified Mail on Aug 8, 2013.

Date: Aug 8, 2013

Signature Grace Burress
Grace Burress, President

CORPORATE NOTARY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Grace Burress, of Hickory Bend Condominiums Phase 5 is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation.

GIVEN under my hand and notarial seal the 8th day of August, 2013

Christine M. Radostits
Notary Public



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EXHIBIT A – LEGAL DESCRIPTION

Outlot "A" in Brookwood Point Number 4, (being a Subdivision of part of the North West $\frac{1}{4}$ of Section 11, Township 35 North, Range 14 East of the Third Principal Meridian),

ALSO

That part of Outlot "B" in Brookwood Point No. 4 of Subdivision aforesaid bounded and described as follows:

Beginning at the most Northerly corner of said Outlot "B" thence South 62 degrees 30 minutes 00 seconds East on the Northerly line of said Outlot "B" a distance of 274.00 feet thence South 27 degrees 30 minutes 00 seconds West on a line 215.58 feet Northwesterly of and parallel with the Easterly line of said Outlot "B" a distance of 95.00 feet thence North 62 degrees 30 minutes 00 seconds West on a line 95.00 feet Southwesterly of and parallel with the Northerly line of said Outlot "B" a distance of 107.00 feet thence South 20 degrees 58 minutes 05 seconds West on a line perpendicular to the Southerly line of said Outlot "B" a distance of 151.80 feet to a point on the Southerly line of Outlot "B" aforesaid (said line also being the Northerly right of way line of Glenwood-Dyer Road as heretofore dedicated by Document No. 10123550) thence North 69 degrees 01 minutes 55 seconds West on the last described line a distance of 94.57 feet to the South West corner of said Outlot "B" thence (the following two courses being on the Westerly line of said Outlot "B") North 00 degrees 00 minutes 00 seconds East a distance of 196.46 thence North 27 degrees 30 minutes 00 seconds East a distance of 82.30 feet to the point of beginning, all in Cook County, Illinois,