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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/13/2013 01:54 PM Pg: 1 of 17

**AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS,
COVENANTS AND BY-
LAWS FOR 900
GROVE
CONDOMINIUM
ASSOCIATION**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws (hereafter the "Declaration") for 900 Grove Condominium Association, (hereafter the "Association"), which Declaration was recorded on May 18, 1999 as Document Number 99480626 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the Board of Directors and Unit Owners desire to adopt an Amendment to restrict leasing; and

WHEREAS, pursuant to Article XIX, Section 6 of the Declaration, the Declaration may be amended, changed or modified by an instrument in writing setting forth such amendment, change or modification, signed and acknowledged by two-thirds (2/3) of the unit owners, and the approval of any mortgagees required under the provisions of the condominium instruments, and containing an affidavit by an officer of the Board certifying that a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit.

WHEREAS, Section 27(a)(1) of the Illinois Condominium Property Act provides that condominium instruments shall be amended only upon the affirmative vote of two-thirds (2/3) of those voting or upon the majority specified by the condominium

This document prepared by and after recording to be returned to:
RYAN H. SHPRITZ
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 — (847) 537-0500

~~RECORDING FEE~~

~~DATE~~

~~COPIES~~

~~BY~~

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instruments, provided that in no event shall the condominium instruments require more than a three-quarters (3/4) vote of Unit Owners; and

WHEREAS, said instrument has been signed and acknowledged by the President and the Secretary of the Association;

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit B certifying that said instrument has been approved, at a meeting called for such purpose, by all of the Unit, as evidenced by the Affidavit and the attached ballots of said Owners; and

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit C certifying that a complete copy of the Amendment has been mailed, via certified mail, to all First Mortgagees having bona fide liens of record against any Unit, not less than ten days prior to the date of such Affidavit.

NOW, THEREFORE the Association hereby declares that Article IX, Section 1 and Article XVII, Sections 9 and 10 of the Declaration be and is hereby amended as follows (additions in text are indicated by underline and deletions are indicated by ~~strike-out~~):

ARTICLE IX, SECTION 1

Sale or Lease. Any unit owner ~~other than the Developer~~ who wishes to sell or lease his/her unit shall give to the Board not less than thirty (30) days prior written notice of his/her intent to sell or lease and subsequently, the terms of any contract to sell or lease, entered into subject to the Board's option as set forth hereinafter together with a copy of such contract, the name, address, and financial and character references of the proposed purchaser or lessee and such other information concerning the proposed purchaser or lessee as the Board may reasonably require. An Owner shall only enter into a lease of not less than one (1) year and no more than three (3) years at a time. An Owner must satisfy all requirements outlined in the rules and regulations concerning the leasing documentation process, including but not limited to the payment of security deposits and submission of copies of leases and background information on the tenant. ~~The members of the Board acting on behalf of the other unit owners shall at all times have the first right and option to purchase or lease such unit upon the same terms, which option shall be exercisable for a period of thirty (30) days following the date of receipt of such notice of contract. If said option is not exercised by the Board within said thirty (30) days, the unit owner (or lessee) may, at the expiration of said thirty (30) day period and at any time within ninety (90) days after the expiration of said period, proceed to consummate the sale or lease of such unit to the proposed purchaser or lessee named in such notice upon the terms specified therein. If the unit owner (or lessee) fails to close said proposed sale or lease transaction within said ninety (90) days, the unit ownership shall again become subject to the Board's right of first refusal as herein provided.~~

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ARTICLE XVII, SECTION 9

9. Commercial Activities. No unit shall be used for commercial activities except as authorized under ordinances and regulations of the City of Evanston, or as otherwise delineated herein. Businesses permitted by the 900 Grove Condominium Association include quiet, low foot traffic uses, such as attorneys, CPAs, salesmen, architects, interior designers, graphic artists, word processors, tutors and consultants. Examples of non-permitted businesses include high foot traffic, such as restaurants, stores, daycare centers, doctor offices, pet stores, veterinary clinics, or businesses that require the operation of heavy machinery.

ARTICLE XVII, SECTION 10

10. "For Sale" and "For Rent" Signs. No "For Sale" or "For Rent" signs, advertising, political or other displays shall be maintained or permitted on any part of the property except at such location and in such form, as shall be determined by the Board; provided that the right is reserved by the developer and their agents to maintain on the property until the sale of the last unit, all models, sales offices, and advertising signs, banners, and lighting in connection therewith, at such locations and in such forms as they shall determine together with the right of ingress, egress, and transient parking therefor through the common elements. An Owner must satisfy all requirements outlined in the Rules and Regulations concerning the placement of signs.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

[INTENTIONALLY LEFT BLANK]

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APPROVED THIS 19th DAY OF NOVEMBER, 2013

900 GROVE CONDOMINIUM ASSOCIATION

By: Ben Julian
Its President

ATTEST:

By: Chris Johnson
Secretary

Subscribed and Sworn to before me
this 19th day of November, 2013.

Rita Marie Hart
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Lots 1 and 2 in Block 53 in Village of Evanston in the East ½ of the Southwest ¼ of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 99480626, together with its undivided percentage interest in the common element, in Cook County, Illinois.

Property Index Number	Address	% of Ownership
11-18-316-035-1001	1514 ELMWOOD Unit 1	6.850 %
11-18-316-035-1002	1514 ELMWOOD Unit 2	6.534 %
11-18-316-035-1003	1514 ELMWOOD Unit 3	6.650 %
11-18-316-035-1004	900 GROVE ST Unit 4	7.732 %
11-18-316-035-1005	900 GROVE ST Unit 5	9.981 %
11-18-316-035-1006	900 GROVE ST Unit 6	16.722 %
11-18-316-035-1007	900 GROVE ST Unit 7	14.093 %
11-18-316-035-1008	900 GROVE ST Unit 8	14.474 %
11-18-316-035-1009	900 GROVE ST Unit 9	8.434 %
11-18-316-035-1010	900 GROVE ST Unit 10	8.530 %
TOTAL		100.00%

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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, CARA LOCKWOOD, do hereby certify that I am the duly elected and qualified Secretary for the 900 Grove Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 900 Grove Condominium Association, was duly approved by two-thirds (2/3) of the Owners, in accordance with the provisions of Article XIX, Section 6 of the Declaration.


Secretary

Dated at Evanston, Illinois this
19th day of November, 2013

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EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, CARA LOCKWOOD, do hereby certify that I am the duly elected and qualified Secretary for the 900 Grove Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 900 Grove Condominium Association was mailed to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this Affidavit.


Secretary

Dated at EVANSTON, Illinois this

7th day of December, 2017.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Elizabeth H. Keegan (signature)

Elizabeth H Keegan (print name)

DATE: Sept 13, 2013

Property Address: 1514 Elmwood Ave, #2
Evanston, Illinois

Name and Address of Mortgage Lender (if any): ***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Cara Lockwood (signature)

Cara T. Lockwood (print name)

DATE: 8-27-13, 2

Property Address: 1514 Elmwood Ave #3
Evanston, Illinois

Name and Address of Mortgage Lender (if any):

Wells Fargo Bank

Loan No. 001091572-6

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

[Handwritten Signature] (signature)

KESTIA RODNIKOVA (print name)

DATE: 09/3/2013, 2

Property Address: 900 Grove St # 4
Evanston, Illinois

Name and Address of Mortgage Lender (if any):***

Wells Fargo

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

[Handwritten Signature] (signature)

STUART [Handwritten Name] (print name)

DATE: 9/1, 2013

Property Address: 900 Grove #5 Evanston, IL 60201
Evanston, Illinois

Name and Address of Mortgage Lender (if any).***

CHASE BANK
PO Box 9001871
LOUISVILLE KY 40290-1871

Loan No. 1167605115

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

John Breuer (signature)

JOHN BREUER (print name)

DATE: 8/25, 2013

Property Address: 900 Grove St. #6
Evanston, Illinois

Name and Address of Mortgage Lender (if any):

- NONE -

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Bennett Julian / Kathryn M. Julian (signature)

Bennett P. Julian / Kathryn M. Julian (print name)

DATE: AUGUST 25, 2013

Property Address: 900 GROVE ST. APT. 7
Evanston, Illinois 60201

Name and Address of Mortgage Lender (if any). **

NONE

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

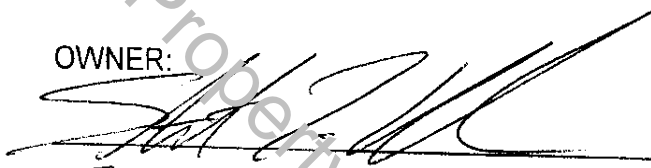
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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)
STANTON F RAK (print name)

DATE: Sept. 5, 2013

Property Address: 900 GROVE ST. # 9
Evanston, Illinois

Name and Address of Mortgage Lender (if any): **

MECU
P.O. Box 202028
Florence, SC 29502-2028
 Loan No. 32182552

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Mark Paul (signature)

MARK Paul (print name)

DATE: 10 Sept, 2013

Property Address: 1514 Elmwood, #1
Evanston, Illinois

Name and Address of Mortgage Lender (if any).***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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900 GROVE CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 900 Grove Condominium Association:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

C. W. Wilson (signature)

Charles Wilson (print name)

DATE: Sept 2nd, 2013

Property Address: 900 Grove St # 8
Evanston, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

