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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2014 12:21 PM Pg: 1 of 6

**AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM
OWNERSHIP AND
BY-LAWS EASEMENTS,
RESTRICTIONS,
AND COVENANTS FOR
7140 WEST ADDISON
CONDOMINIUM'S**

This document is recorded for the purpose of amending The Declaration of Condominium Ownership and By-Laws Easements, Restrictions, and Covenants for 7140 West Addison Condominiums (hereafter the "Association"), which Declaration was recorded on June 27, 2007, as Document Number 0717815047, in the Office of the Recorder of Deeds in Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

The amendments to the Declaration are adopted pursuant to Paragraph 17 of the Declaration which provides that the Declaration may be amended upon approval by all members of the Board and at least 51% of the unit owners, by an instrument in writing setting forth such amendment and acknowledged by an authorized officer of the Board and containing an affidavit by an officer of the Association certifying that (i) at least 51% of the unit owners have approved such amendment, change or modification and (ii) 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. Any amendment, change or modification shall conform to the provisions of the Act and shall be effective upon recordation thereof.

The Amendment to the Bylaws is adopted pursuant to Article XII of the Bylaws which provides that an Amendment to the Bylaws must be approved by the affirmative vote of at least 75% of the unit owners.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the covenants contained therein; and

WHEREAS, the Board of Directors desire to amend the Declaration; and

**This document prepared by and
after recording to be returned to:**

John H Bickley III Esq.
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 – 847. 537. 0500

WHEREAS, the amendments to the Declaration have been approved by all members of the Board and at least 51% of the unit owners. And a copy of the amendment has been as set forth in Exhibit "C" there are no mortgagees of any of the units in the Association; and

WHEREAS, the Amendment to the By-Laws has been approved at least 75% of the owners at a regular or special meeting called for such purpose.

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NOW, THEREFORE, the Declaration of Condominium Ownership and Bylaws Easements, Restrictions, and Covenants for 7140 W. Addison Condominiums is hereby amended in accordance with the text which follows (deletions are struck out, and additions are underlined):

1. Article IV Section 11 of the Bylaws shall be amended as follows:

Section 11. Adoption of Rules and Regulations. All rules and regulations, or amendments thereto, shall be adopted by the Board after a meeting of the members called for the specific purpose of discussing the proposed rules and regulations, notice of which contains the full text of the proposed rules and regulations, which rules and regulations conform to the requirements of the act and the declaration and these bylaws. No rules or regulations may impair any rights guaranteed by the First Amendment to the Constitution of the United States or Section 4 of Article I of the Illinois Constitution. ~~Such rules and regulations shall be effective sixty (60) days after their adoption, provided that the members may veto the rule or regulation at a special meeting of the members called for such purpose, and held before the effective date of the rule or regulation, by a vote of 75% of all of the members of the Association.~~

2. Subparagraph 11(f) of the Declaration is amended as follows:

~~(f) No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that household pets may be kept in Units, subject to rules and regulations adopted by the Association, which rule or regulation may exclude any kind of pet by type or category, provided that permitted household pets are not kept, bred, or maintained for any commercial purpose; and provided further that any such authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days written notice from the Association. Visitors are not permitted to bring their pets onto the premises when visiting Owners or tenants.~~

3. Paragraph 11 of the Declaration is amended by the addition of Subparagraph (q) as follows:

(q) SMOKING RULES

i. The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, pipe or any device utilized for the inhalation of smoke or tobacco products or similar lighted products in any manner or in any form to include e-cigarettes.

ii. In an effort to mitigate (1) the irritation and known health effects of secondhand smoke; (2) the increased maintenance, cleaning, and redecorating costs from smoking; (3) increased risk of fire from smoking; and (4) the higher costs, if any, of fire insurance for a non-smoke-free building the Association adopts the following amendment relative to smoking

iii. Except as set forth below, smoking anywhere on the property by residents and their visitors is prohibited, including the common elements, limited common elements and individual units.

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- iv. The Board is granted the authority to designate an area on the property, outside of the building, where smoking will be permitted.
- v. The prohibition of smoking as set forth herein shall be effective immediately subsequent to the recording of this amendment.
- vi. Each day a complaint is received by the Board of Managers/Management, shall constitute a separate violation and subject to unit owner to a reasonable fine as determined by the Board of Managers as well as be subject to equitable relief in an action brought by the Board of Managers.
- vii. An individual which is properly licensed to smoke marijuana for medical reasons (and which provides proof of this fact to the Board) may do so on that portion of the property, outside the building, designated by the Board for smoking.

4. Paragraph 11 of the Declaration is amended by the addition of Subparagraph (r) as follows:

(r) Pursuant to the authority set forth in Paragraph 4 (b) (i) of the Declaration to assign portions of the common elements to individual units, including, specifically, the rights and obligations relative to assigned storage areas set forth in paragraph 11 (c) of the Declaration the Board of Managers is granted the authority to assign portions of the common elements to individual units to be utilized for storage purposes. The authority to assign specific portions of the common elements to individual units shall include the authority of the Board to cause portions of the common elements to be "cordoned off" with walls, the authority to cause non-load bearing walls to be removed, the authority to permit doorways leading into individual units to be enclosed with the consent of the owner, and to subsequently assign such spaces to individual owners subject to revocation of such assignment or reassignment at a later date.

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

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

[end of text]

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EXHIBIT 'A'

THE SOUTH ½ OF LOT 5 IN BLOCK 11 IN W.F. KAISER AND COMPANY'S ADDISON HEIGHTS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

13-19-128-045-1001	7142 W Addison #G	15%
13-19-128-045-1002	7140 W Addison #G	15%
13-19-128-045-1003	7142 W Addison #1	17%
13-19-128-045-1004	7140 W Addison #1	17%
13-19-128-045-1005	7142 W Addison #2	18%
13-19-128-045-1006	7140 W Addison #2	18%

THIS AMENDMENT DOES NOT CHANGE THE PERCENTAGE OF OWNERSHIP

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EXHIBIT B CERTIFICATION OF APPROVAL OF THE OWNERS

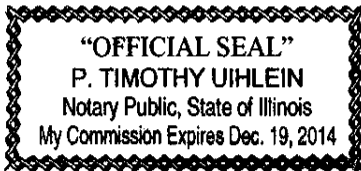
The undersigned Samer Alamat being the President of the Board of Directors of the 7140 W. Addison condominiums certifies that a copy of the foregoing Amendments to the Declaration of Condominium Ownership and Bylaws Easements, Restrictions, and Covenants for 7140 W. Addison Condominiums has been mailed by certified mail to all Unit Owners of record and that it was duly approved by all members of the Board and at least 75% of the Owners.

Samer Alamat
President

Subscribed and sworn to before me
this 14th day of October, 2014.

P. Timothy Uihlein

Notary Public



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EXHIBIT C CERTIFICATION OF MORTGAGEE NOTIFICATION

The undersigned Samer Alamat being the President of the 7140 W. Addison Condominiums, certifies that as of the date of the recording of this amendment there are no mortgagees of record relative to any condominium unit.

Samer Alamat
President

Subscribed and sworn to before me
this 14th day of October 2014

[Signature]
Notary Public

