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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/12/2014 09:58 AM Pg: 1 of 22

**Kovitz Shifrin Nesbit  
750 W. Lake Cook Road  
Suite 350  
Buffalo Grove, Illinois 60089  
Attn: David M. Bendoff, Esq.**

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**FIRST AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
RIDGELAND COMMONS CONDOMINIUMS**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") for Ridgeland Commons Condominiums (hereafter the "Association"), which Declaration was recorded on September 23, 1977, as Document No. 24128165 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 thereof.

This amendment is adopted pursuant to the provisions of Article XII of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by the members of the Board, and by unit owners having at least three-fourths (3/4) of the total vote, and provided further that it contains an affidavit by an officer of the Board, certifying that a copy of the change has been sent by certified mail to all mortgagees, having liens of record against any unit ownership, not less than ten (10) days prior to the date of such affidavit.

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## RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Owners desire to amend various provisions of the Declarations; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed and acknowledged by the Board members and by Unit Owners having at least three-fourths (3/4) of the total vote, and a copy of the change has been sent by certified mail to all mortgagees, having liens of record against any unit ownership, all in compliance with Article XII of the Declaration and Section 17 of the Act.

NOW THEREFORE, Article VII, Section 1(a) of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Ridgeland Commons Condominium Association is hereby amended in accordance with the text which follows (additions in text are indicated by double underline; deletions by ~~strike-outs~~):

“(a) No part of the property shall be used for other than housing and the related common purposes for which the property was designed. Each unit shall be used as a residence for a single family and for no other purpose. Except for units permitted to and being leased hereunder, each unit shall be occupied by the Owner, said Owner's spouse, sibling, child, parent, grandparent, or any one or more of them; with respect to Units owned by a corporation, a partnership, or limited liability company, or if the beneficiary of a trust holding legal title to a unit is a corporation, partnership, or limited liability company, such unit shall be occupied by a shareholder of such corporation, partner of such partnership, member of such limited liability company, such shareholder's, partner's, or member's spouse, sibling, child, parent, grandparent, or any one or more of them.”

NOW THEREFORE, Article VIII of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Ridgeland Commons Condominium Association is hereby amended in accordance with the text which follows (additions in text are indicated by double underline; deletions by ~~strike-outs~~):

### “ARTICLE VIII

#### SALE, LEASING OR OTHER ALIENATION

1. ~~Sale or Lease.~~ Any unit owner (hereinafter sometimes referred to as the “selling owner”) other than the trustee who wishes to sell or lease his unit ownership (or any lessee of

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any unit wishing to assign or sublease such unit) to any person not related by blood or marriage to the owner shall give to the Board no less than thirty (30) days' prior written notice of the terms of any contemplated sale or lease, together with the name and address of the proposed purchaser or lessee. The selling (or leasing) owner shall also provide such other information and cooperation as the other unit owners may reasonably require, including, but not limited to, arranging for a personal interview of the proposed purchaser or lessee by the other unit owners or their designee. The members of the Board and their successors in office, acting on behalf of the other unit owners shall at all times have the first right and option to purchase or lease such unit ownership upon the same terms, which option shall be exercisable for a period of thirty (30) days following the date of receipt of such notice. 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 sixty (60) days after the expiration of said period, contract to sell or lease (or sublease or assign) such unit ownership to the proposed purchaser or lessee named in such notice upon the terms specified therein.

2. Gift. Any unit owner other than the trustee who wishes to make a gift of his unit ownership or any interest therein to any person or persons who would not be heirs at law of the owner under the Rules of Descent of the State of Illinois shall give to the Board not less than ninety (90) days' written notice of his or her intent to make such gift prior to the contemplated date thereof, together with the name and address of the intended donee and the contemplated date of said gift. The members of the Board and their successors in office, acting on behalf of the other unit owners, shall at all times have the first right and option to purchase such unit ownership or interest therein for cash at fair market value to be determined by arbitration as herein provided, which option shall be exercisable until the date of expiration as provided herein. Within fifteen (15) days after receipt of said written notice by the Board, the Board and the owner desiring to make such gift shall each appoint a qualified real estate appraiser to act as arbitrators. The two arbitrators so appointed shall, within ten (10) days after their appointment, appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days after the appointment of said arbitrator, the three arbitrators shall determine, by majority vote, the fair market value of the unit ownership or interest therein which the owner contemplates conveying by gift, and shall thereupon give written notice of such determination to the owner and the Board. The Board's option to purchase the unit ownership or interest therein shall expire forty five (45) days after the date of receipt by it of such notice.

3. Devise. In the event any owner dies leaving a will devising his or her unit ownership, or any interest therein, to any person or persons not heirs at law of the deceased owner under the Rules of Descent of the State of Illinois, and said will is admitted to probate, the members of the Board and their successors in office, acting on behalf of the other unit owners, shall have a like option (to be exercised in the manner hereinafter set forth) to purchase said unit ownership or interest therein either from the devisee or devisees thereof named in said will or, if a power of sale as conferred by said will upon the personal representative named therein, from the personal representative acting pursuant to said power, for cash at fair market value which is to be determined by arbitration. Within sixty (60) days after the appointment of a personal representative for the estate of the deceased owner, the Board shall appoint a qualified real estate appraiser to act as an arbitrator, and shall thereupon give written notice of such appointment to the said devisee or devisees or personal representative, as the case may be. Within fifteen (15) days thereafter said devisee or devisees, or personal representative as

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~~the case may be, shall appoint a qualified real estate appraiser, to act as an arbitrator. Within ten (10) days after the appointment of said arbitrator, the two so appointed shall appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days thereafter the three arbitrators shall determine, by majority vote, the fair market value of the unit ownership or interest therein devised by the deceased, owner, and shall thereupon give written notice of such determination to the Board and said devisee or devisees, or personal representative, as the case may be. The Board's right to purchase the unit ownership or interest therein at the price determined by the three arbitrators shall expire sixty (60) days after the date of the receipt by it of such notice if the personal representative of the deceased owner is empowered to sell, and shall expire eight (8) months after the appointment of a personal representative of the deceased owner who is not so empowered to sell. The Board shall be deemed to have exercised its option if it tenders the required sum of money to said devisee or devisees or to said personal representative, as the case may be, within the said option periods. Nothing herein contained shall be deemed to restrict the rights of the members of the Board, acting on behalf of the other unit owners, or their authorized representative, pursuant to authority given to the Board by the owners as hereinafter provided to bid at any sale of the unit ownership or interest therein of any deceased owner which said sale is held pursuant to an order or direction of the court having jurisdiction, over that portion of the deceased owner's estate which contains his or her unit ownership or interest therein.~~

~~4. Involuntary Sale. (a) In the event any unit ownership or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale), the person acquiring title through such sale shall, before taking possession of the unit so sold give thirty (30) days' written notice to the Board of his intention so to do, whereupon members of the Board and their successors in office, acting on behalf of the other unit owners shall have an irrevocable option to purchase such unit ownership or interest therein at the same price for which it was sold at said sale. If said option is not exercised by the Board within said 30 days after receipt of such notice it shall thereupon expire and said purchaser may thereafter take possession of said unit. The Board shall be deemed to have exercised its option if it tenders the required sum of money to the purchaser within said 30 day period.~~

~~(b) In the event any owner shall default in the payment of any moneys required to be paid under the provisions of any mortgage or trust deed against his unit ownership, the Board shall have the right to cure such default by paying the amount so owing to the party entitled thereto and shall thereupon have a lien therefor, against such unit ownership, which lien shall have the same force and effect and may be enforced in the same manner as provided in Article VI, paragraph (g).~~

~~5. Consent of Voting Members. The Board shall not exercise any option hereinabove set forth to purchase any unit ownership or interest therein without the prior written consent of all of the voting members except the members whose unit or units are the subject of the option. The members of the Board or their duly authorized representative, acting on behalf of the other unit owners, may bid to purchase at any sale of a unit ownership or interest therein, which said sale is held pursuant to an order or direction of a court, upon the prior unanimous written consent of the voting members whose units are not subject to the sale, which said consent shall set forth a maximum price which the members of the Board or their duly authorized representative are authorized to bid and pay for said unit or interest therein.~~

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~~6. — Release or Waiver of Option. Upon the written consent of four of the Board members, any of the options contained in this Article VIII may be released or waived and the unit ownership or interest therein which is subject to an option set forth in this Article may be sold, conveyed, leased, given or devised free and clear of the provisions of this Article.~~

~~7. — Options. The options provided for in Paragraph 1, 2, 3, and 4 of this article VIII shall be exercised by serving written notice thereof, prior to their expiration, upon the person or persons from whom the unit ownership, or interest therein, is to be purchased or leased. With respect to the options granted in Paragraphs 1, 2, 3, and 4, (i) the purchase (and delivery of possession) of unit ownership or interest therein, shall be: closed within thirty (30) days from the expiration of the options, (ii) time shall be of the essence, and (iii) if, prior to the closing of the purchase the property shall be destroyed or materially damaged by fire or other disaster, the purchasing apartment unit owners' obligation to purchase, and the seller's obligation to sell, the unit ownership, or any interest therein, shall, at the election of the purchaser, become null and void, and (iv) at the election of the seller or purchaser, upon notice to the other party prior to the time of closing, the purchase shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provision of the usual form of deed and money escrow agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with the provisions herein contained, the cost of the escrow to be paid by the party making the election. With respect to the options granted in Paragraphs 2 and 3, (v) general taxes, utility charges and other similar items shall be adjusted ratably at the time of closing, (vi) if the amount of the current general taxes is not then ascertainable, the adjustment thereof shall be furnished to any owner who has in fact complied with the provisions shall be on the basis of the most recent ascertainable taxes, and (vii) the seller or sellers shall pay the amount of any stamp tax imposed by law on the transfer of the title.~~

Nothing contained in this Declaration shall be deemed to restrict the right of the other unit owners to bid at any judicial sale of the unit ownership, or interests therein, of any owner, whether living or deceased.

~~8. — Proof of Termination of Option. A certificate executed and acknowledged by the acting secretary of the Board stating that the provisions of this Article VIII as hereinabove set forth have been met by an owner, or duly waived by the Board, and that the rights of the Board hereunder have terminated, shall be conclusive upon the Board and the owners in favor of all persons who rely thereon in good faith, and such certificate of this Article or in respect to whom the provisions of this Article have been waived, upon request, at a reasonable fee, not to exceed TEN (\$10.00) DOLLARS.~~

~~9. — Financing of Purchase Under Option.~~

~~(a) — Acquisition of unit ownership or any interest therein under the provisions of this Article shall be made from the maintenance fund. If said fund is insufficient, the Board shall levy an assessment against each owner in the ratio that his percentage of ownership in the Common Elements as set forth in Exhibit B bears to the total of all such~~

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percentages applicable to units subject to said assessment, which assessment shall become a lien and be enforceable in the same manner as provided in paragraph (g) of Article VI.

~~(b) The members of the Board, in their discretion, may borrow money to finance the acquisition of any unit ownership or interest therein authorized by this Article; provided, however, that no financing may be secured by an encumbrance or hypothecation of any portion of the property other than the unit ownership or interest therein to be acquired.~~

~~10. Title to Acquired Interests. Unit ownerships or interests therein acquired pursuant to the terms of this Article shall be held of record in the name of the members of the Board of Managers and their successors in office, or such nominee as they shall designate, for the benefit of all the owners. Said unit ownerships or interests therein shall be sold or leased by the members of the Board in such manner as the Board shall determine. All proceeds of such sale and/or leasing shall be deposited in the maintenance fund and credited to each owner in the same proportions in which the Board could levy a special assessment under the terms 9 (a) of this Article.~~

~~11. The provisions contained in this Article VIII with respect to the Board's right of first option shall not apply to sales or leases made by the Trustee.~~

~~12. The provisions of this Article VIII with respect to the Board's right of first option shall not apply to any bank, insurance company or savings and loan association which becomes a unit owner by purchasing said unit at a sale held pursuant to proceedings to foreclose a first mortgage owned by it and covering said unit, provided that written notice of default with respect to said mortgage was furnished the Board and the Board was given the right to cure said default within ten (10) days and, provided further, that written notice of intention to institute said foreclosure proceedings was furnished the Board and the Board was given the right to purchase the mortgage indebtedness within twenty (20) days.~~

"1(a)(i) Notwithstanding any other provisions of the Declaration to the contrary, the leasing or rental of more than one (1) of the Units at any one time is prohibited, except as hereinafter provided in subsections (ii), (iii), (iv), and (v). The Board shall adopt rules to address leasing priority in the event the number of units being leased has reached the above limit.

(ii) Any and all leases in force on the date of recording this Amendment (and if the Unit Owner provides a copy of said signed lease to the Board within thirty (30) days of the recording of this Amendment) are not affected by subsections (i) and (iii); provided, however, that subsections (i) and (iii) shall apply to a unit that is subject to such lease from and after the earlier of the date that the current term of such lease expires or the date that such lease is otherwise terminated.

(iii) In the event that the maximum number of units permitted to be leased or rented pursuant to subsection (i) are being leased or rented, to meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required

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to, grant permission to a Unit Owner to lease or rent his unit to a specified lessee for a period of twelve (12) consecutive months on such other reasonable terms as the Board may establish; however, that in no event shall more than two (2) of the units be leased at any one time under subsections (i) and (iii). Such permission may be granted by the Board only upon the written application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of the lease; provided, however, that in no event shall any Unit Owner be permitted to rent or lease such unit pursuant to this subsection (iii) for more than twenty-four (24) months. The Board's decision shall be final and binding.

(iv) The provisions of subsections (i), (ii), and (iii) shall not apply to the rental or leasing of a Unit to a Unit Owner's spouse, sibling, child, parent, grandparent, or to any one or more of them.

(v) The provisions of subsections (i), (ii), and (iii) shall not apply to the rental or leasing of units by the Association through its Board of Managers.

(vi) All leases permitted by this Amendment shall be in writing, for a term of twelve (12) months, and shall be subject to the terms of the Declaration, By-Laws, and the rules established by the Board. The Owner of a Unit being leased as permitted hereunder shall provide the Association with the names of all tenants of the unit, including the tenants' family members who will occupy the Unit. The provisions of the Condominium Property Act, the Declaration, By-Laws and rules and regulations that relate to the use of the individual unit or the Common Elements shall be applicable to any person leasing a unit and shall be deemed to be incorporated in any lease. With regard to any lease, the Unit Owner leasing the unit shall deliver a copy of the signed lease to the Board not later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first. In addition to any other remedies, by filing an action jointly against the tenant and the Unit Owner, the Association may seek to enjoin a tenant from occupying a unit or seek to evict a tenant under the provisions of Article IX of the Code of Civil Procedure for failure of the lessor-Owner to comply with the leasing requirements prescribed by the Act or by the Declaration, By-Laws, and rules and regulations. The Board of Managers may proceed directly against a tenant, at law or in equity, or under the provisions of Article IX of the Code of Civil Procedure, for any other breach by a tenant of any covenants, rules, regulations or By-Laws. A Unit Owner may not assign, delegate, transfer, surrender, or avoid the duties, responsibilities, and liabilities of a Unit Owner under the Condominium Property Act, the condominium instruments, or rules and regulations of the Association; and such an attempted assignment, delegation, transfer, surrender, or avoidance shall be deemed void."

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

END OF TEXT OF AMENDMENT

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## PRESIDENT'S SIGNATURE PAGE

STATE OF ILLINOIS     )  
                                  )SS  
COUNTY OF COOK     )

Dennis P. Walsk, am the President of the Board of Managers of Ridgeland Commons Condominiums, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 5<sup>th</sup> day of November, 2014.

BY: Dennis P. Walsk  
President

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## BOARD SIGNATURE PAGE

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

We, the undersigned, are the members of the Board of Managers of Ridgeland Commons Condominiums, an Illinois condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we hereby execute the foregoing amendment to the Declaration pursuant to Article XII of the Declaration. This document may be executed in counterparts for the convenience of the parties.

EXECUTED this 11<sup>th</sup> day of October, 2014.

Jeanne Goedert  
Printed name: Jeanne GOEDERT

Claudette Hughes  
Printed name: Claudette Hughes

Dennis P. Walsh  
Printed name: Dennis P. Walsh

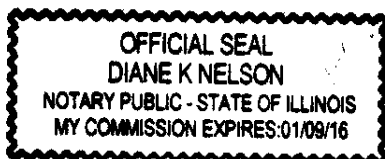
Martha A. Hine  
Printed name: Martha A. HINE

Printed name: \_\_\_\_\_

Being the members of  
the Board of Managers of Ridgeland Commons  
Condominium Association

I, Diane K Nelson, a Notary Public, hereby certify that on October 11, 2014 the above members of the Board of Managers of Ridgeland Commons Condominiums, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

By: Diane K Nelson  
Notary Public





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## VOTING MEMBER SIGNATURE PAGE

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK       )

The undersigned is a voting member of the Ridgeland Commons Condominiums, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby sign the foregoing amendment(s) to the Declaration pursuant to Article XII of the Declaration and Section 17 of the Illinois Condominium Property Act.

- 1. Art. VII, Sec. 1(a)-Dog Restriction
- 2. Art. VIII-Eliminate Right of 1<sup>st</sup> Refusal
- 3. Art. VIII Sec. 1(a)(i) - 1(a)(vi) Lease/Rent Restriction & Art. VII, Sec 1(a) Unit Occupancy Restriction

\_\_\_\_\_ (initial here if you approve);  
\_\_\_\_\_ (initial here if you approve);  
JK (initial here if you approve).

EXECUTED this 25 day of Sept. 2014.

JK R. PARK  
Owner's Printed Name

JK R. Park  
Owner's Signature

Unit Address: 1351 N. Ridgeland  
Cook County IL 60062

Being owner(s) of Unit # 135-1 in Ridgeland Commons Condominiums, and having 12% ownership in the common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In An Individual Capacity)

This instrument was acknowledged before me on September 25 2014 by JK R. PARK  
(name of unit owner(s) signing amendment above)



Diane K Nelson  
Notary Public Signature

Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by \_\_\_\_\_ as \_\_\_\_\_  
(name) (type of authority, e.g., officer, trustee, etc.)  
of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

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## VOTING MEMBER SIGNATURE PAGE

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK       )

The undersigned is a voting member of the Ridgeland Commons Condominiums, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby sign the foregoing amendment(s) to the Declaration pursuant to Article XII of the Declaration and Section 17 of the Illinois Condominium Property Act.

- 1. Art. VII, Sec. 1(a)-Dog Restriction
- 2. Art. VIII-Eliminate Right of 1<sup>st</sup> Refusal
- 3. Art. VIII Sec. 1(a)(i) - 1(a)(vi) Lease/Rent Restriction & Art. VII, Sec 1(a) Unit Occupancy Restriction

MAH (initial here if you approve);  
MAH (initial here if you approve);  
MAH (initial here if you approve).

EXECUTED this 13<sup>th</sup> day of September 2014.

MARTHA A. HINE  
Owner's Printed Name

Martha A. Hine  
Owner's Signature

Unit Address: 135 North Ridgeland Ave.  
# 25  
Oak Park, IL 60302

Being owner(s) of Unit # 135-2 in Ridgeland Commons Condominiums, and having 12% ownership in the common elements.

### NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

#### Acknowledgment (In An Individual Capacity)

This instrument was acknowledged before me on September 13 2014 by Martha A. Hine  
(name of unit owner(s) signing amendment above)

Diane K Nelson  
Notary Public Signature



#### Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by \_\_\_\_\_ as \_\_\_\_\_

(name) (type of authority, e.g., officer, trustee, etc.)

of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

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## VOTING MEMBER SIGNATURE PAGE

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK       )

The undersigned is a voting member of the Ridgeland Commons Condominiums, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby sign the foregoing amendment(s) to the Declaration pursuant to Article XII of the Declaration and Section 17 of the Illinois Condominium Property Act.

- 1. Art. VII, Sec. 1(a)-Dog Restriction
- 2. Art. VIII-Eliminate Right of 1<sup>st</sup> Refusal
- 3. Art. VIII Sec. 1(a)(i) - 1(a)(vi) Lease/Rent Restriction & Art. VII, Sec 1(a) Unit Occupancy Restriction

DN (initial here if you approve);  
DN (initial here if you approve);  
DN (initial here if you approve).

EXECUTED this 3rd day of October 2014.

DIANE K. NELSON  
Owner's Printed Name

Diane K Nelson  
Owner's Signature

Unit Address: 137-1  
\_\_\_\_\_  
\_\_\_\_\_

Being owner(s) of Unit # 137-1 in Ridgeland Commons Condominiums, and having 11 % ownership in the common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In An Individual Capacity)

This instrument was acknowledged before me on October 3 2014 by

DIANE K. NELSON  
(name of unit owner(s) signing amendment above)

Maureen B. Farrell  
Notary Public Signature



Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by

\_\_\_\_\_ as \_\_\_\_\_  
(name) (type of authority, e.g., officer, trustee, etc.)

of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

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## VOTING MEMBER SIGNATURE PAGE

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK        )

The undersigned is a voting member of the Ridgeland Commons Condominiums, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby sign the foregoing amendment(s) to the Declaration pursuant to Article XII of the Declaration and Section 17 of the Illinois Condominium Property Act.

- 1. Art. VII, Sec. 1(e)-Dog Restriction SK (initial here if you approve);
- 2. Art. VIII-Eliminate Right of 1<sup>st</sup> Refusal SK (initial here if you approve);
- 3. Art. VIII Sec. 1(a)(i) - 1(a)(vi) Lease/Rent Restriction & Art. VII, Sec 1(c) Unit Occupancy Restriction SK (initial here if you approve).

EXECUTED this 17<sup>th</sup> day of Sept. 2014.

Sally Kidwell  
Owner's Printed Name

Sally Kidwell  
Owner's Signature

Unit Address: 137-2  
\_\_\_\_\_  
\_\_\_\_\_

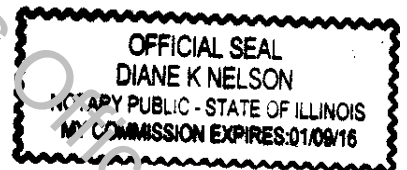
Being owner(s) of Unit # 137-2 in Ridgeland Commons Condominiums, and having 11 % ownership in the common elements.

### NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

#### Acknowledgment (In An Individual Capacity)

This instrument was acknowledged before me on September 17 2014 by Sally Kidwell  
(name of unit owner(s) signing amendment above)

Diane K Nelson  
Notary Public Signature



#### Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by

\_\_\_\_\_ as \_\_\_\_\_  
(name) (type of authority, e.g., officer, trustee, etc.)

of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature





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## VOTING MEMBER SIGNATURE PAGE

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK       )

The undersigned is a voting member of the Ridgeland Commons Condominiums, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby sign the foregoing amendment(s) to the Declaration pursuant to Article XII of the Declaration and Section 17 of the Illinois Condominium Property Act.

- 1. Art. VII, Sec. 1(c)-Dog Restriction \_\_\_\_\_ (initial here if you approve);
- 2. Art. VIII-Eliminate Right of 1<sup>st</sup> Refusal VB (initial here if you approve);
- 3. Art. VIII Sec. 1(a)(i) - 1(a)(vi) Lease/Rent Restriction  
& Art. VII, Sec 1(a) Unit Occupancy Restriction \_\_\_\_\_ (initial here if you approve).

EXECUTED this 29 day of Sept 2014.

Vivian O'Dell  
Owner's Printed Name

[Signature]  
Owner's Signature

Unit Address: 141 N. Ridgeland #2N  
Oak Park, IL 60302

Being owner(s) of Unit  
# 141-2 in Ridgeland Commons  
Condominiums, and  
having 12% ownership in the  
common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In An Individual Capacity)

This instrument was acknowledged before me on September 29 2014 by  
Vivian O'Dell  
(name of unit owner(s) signing amendment above)

[Signature]  
Notary Public Signature



Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by

\_\_\_\_\_ as \_\_\_\_\_  
(name) (type of authority, e.g., officer, trustee, etc.)

of \_\_\_\_\_  
(name of unit owner(s) on behalf of whom amendment was signed)

\_\_\_\_\_  
Notary Public Signature

# UNOFFICIAL COPY

## VOTING MEMBER SIGNATURE PAGE

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

The undersigned is a voting member of the Ridgeland Commons Condominiums, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby sign the foregoing amendment(s) to the Declaration pursuant to Article XII of the Declaration and Section 17 of the Illinois Condominium Property Act.

- 1. Art. VII, Sec. 1(a)-Dog Restriction
- 2. Art. VIII-Eliminate Right of 1<sup>st</sup> Refusal
- 3. Art. VIII Sec. 1(a)(i)-(a)(vi) Lease/Rent Restriction & Art. VII, Sec 1(a) Unit Occupancy Restriction

*[Handwritten initials]* (initial here if you approve);  
*[Handwritten initials]* (initial here if you approve);  
*[Handwritten initials]* (initial here if you approve).

EXECUTED this 13 day of September 2014.

Dennis P. Walsh  
 Owner's Printed Name  
PAMELA T WALSH  
 Unit Address: 141 N. Ridgeland

Dennis P. Walsh  
 Owner's Signature  
Pamela T Walsh  
 Being owner(s) of Unit  
 # 141-6 in Ridgeland Commons  
 Condominiums, and  
 having 8 % ownership in the  
 common elements.

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In An Individual Capacity)

This instrument was acknowledged before me on September 13 2014 by  
Dennis P. Walsh and Pamela T. Walsh  
 (name of unit owner(s) signing amendment above)

Diane K Nelson  
 Notary Public Signature



Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by

\_\_\_\_\_ as \_\_\_\_\_  
 (name) (type of authority, e.g., officer, trustee, etc.)

of \_\_\_\_\_  
 (name of unit owner(s) on behalf of whom amendment was signed)

Notary Public Signature



# UNOFFICIAL COPY

## SECRETARY'S AFFIDAVIT OF NOTICE TO MORTGAGEES

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, JEANNE GOEDERT, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of Ridgeland Commons Condominiums, an Illinois condominium, and that pursuant to Article XII of the Declaration of Condominium Ownership for said condominium, written notice of the foregoing amendment has been sent by certified mail to all mortgagees of record against any unit in the aforesaid condominium, not less than ten (10) days prior to the date of this affidavit.

Jeanne Goedert  
 Secretary

SUBSCRIBED AND SWORN to  
 before me this 5th day  
 of November 2014

Diane K Nelson  
 Notary Public



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNITS 135-1, 135-2, 137-1, 137-2, 139-1, 139-2, 141-1, 141-2, AND 141-G IN THE RIDGELAND COMMONS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 120 FEET OF LOT 10 AND THE NORTH 130 FEET OF LOT 11 IN BLOCK 30 IN THE VILLAGE OF RIDGELAND IN SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON SEPTEMBER 23, 1977 AS DOCUMENT NUMBER 24128165, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 135 – 141 N. Ridgeland  
Oak Park, IL. 60302

Permanent Index Number: 16-07-223-027-1001  
through and including: 16-07-223-027-1009