

# UNOFFICIAL COPY

**AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
OF EASEMENTS,  
RESTRICTIONS, COVENANTS  
AND BY-LAWS FOR STADIUM  
CENTER LOFTS**



Doc#: 1435016053 Fee: \$66.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/16/2014 02:29 PM Pg: 1 of 15

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 Stadium Center Lofts Condominium Association (hereafter the "Association"), which Declaration was recorded as Document Number 97789526 on October 23, 1997 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.

This Amendment is adopted pursuant to the provisions of Article 13, Section 13.7 of the Declaration and Section 27 of the Illinois Condominium property Act ("Act"). Section 13.7 provides that the provisions of the Condominium Instruments may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission signed and acknowledged by the President of the Board, and approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose; provided, however, that (i) all First Mortgagees have been notified by certified mail of any change, modification or rescission, and (ii) an affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument. The change, modification or rescission shall be effective upon recordation of such instrument in the Office of the Recorder of Deeds of Cook County, Illinois.

## 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 easements, restrictions and covenants contained therein; and

**This document prepared by and after recording to be returned to:**  
  
**Michael J. Shifrin, Esq.**  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 – 847.777.7229

WHEREAS, the Board and the Unit Owners desire to amend the Declaration in order to provide for the

# UNOFFICIAL COPY

orderly operation of the Property and to clarify maintenance responsibility for unit windows, window frames and unit exterior doors as a Unit Owner expense; and

WHEREAS, the following amendment has been signed and acknowledged by all of the Board members, approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, which acknowledgements and approvals are attached hereto and made a part hereof; and

WHEREAS, the Secretary of the Board has attested to said Unit Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Eligible Mortgagees have been notified by mail of this Amendment.

NOW, THEREFORE, the Declaration for Stadium Center Lofts Condominium Association is hereby amended as follows:

1. **Article 4, Section 4.5(a) entitled is hereby amended as follows (additions in text are indicated by underline and deletions by ~~strikethrough~~):**

4.5. Maintenance, Repairs and Replacements.

- (a) By the Association. The Association, at its expense, shall be responsible for the maintenance, repair, and replacement of those portions, if any, of each Unit which contribute to the support of the Building ~~including all windows and window frames and all exterior floors~~ but excluding, however, the interior surfaces of walls, ceilings and floors.

**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.**

[SIGNATURE PAGE TO FOLLOW]

# UNOFFICIAL COPY

Dec-04-2014 10:44 AM The Northern Trust 312-630-6060

2/2

APPROVED THIS 4<sup>th</sup> DAY OF December, 2014.

STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION,

By: VERNON C. BIGGS, SCLCA President

By: J. Mallon (Tabatha Mackison), Secretary

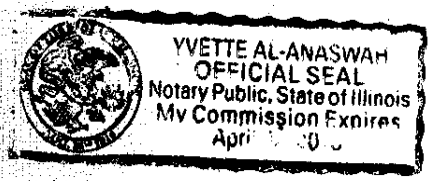
By: [Signature] (SAPNA NECHI), Treasurer

By: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me this 5 day of December, 2014

[Signature]  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A

### Stadium Center Lofts Condominium Association

**Legal:** Units 200 thru 211 in Stadium Center Lofts Condominium as delineated on a Survey of the following described real estate: Parts of H.H. Walker and others Resubdivision and J. Allens Subdivision, both Subdivisions being in the Northeast quarter of the Northeast quarter of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 97789526, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Unit	Pin	Commonly known as (for informational purposes only)
211	17-18-215-016-1001	120 S Ashland Ave Unit 211 Chicago, IL 60607
210	17-18-215-016-1002	120 S Ashland Ave Unit 210 Chicago, IL 60607
209	17-18-215-016-1003	120 S Ashland Ave Unit 209 Chicago, IL 60607
208	17-18-215-016-1004	120 S Ashland Ave Unit 208 Chicago, IL 60607
207	17-18-215-016-1005	120 S Ashland Ave Unit 207 Chicago, IL 60607
206	17-18-215-016-1006	100 S Ashland Ave Unit 206 Chicago, IL 60607
205	17-18-215-016-1007	120 S Ashland Ave Unit 205 Chicago, IL 60607
204	17-18-215-016-1008	100 S Ashland Ave Unit 204 Chicago, IL 60607
203	17-18-215-016-1009	120 S Ashland Ave Unit 203 Chicago, IL 60607
202	17-18-215-016-1010	100 S Ashland Ave Unit 202 Chicago, IL 60607
201	17-18-215-016-1011	120 S Ashland Ave Unit 201 Chicago, IL 60607
200	17-18-215-016-1012	120 S Ashland Ave Unit 200 Chicago, IL 60607



# UNOFFICIAL COPY

## EXHIBIT B

### CERTIFICATION AS TO UNIT OWNER APPROVAL

Tabatha Mackison do hereby certify that I am the duly elected and qualified secretary of the Board for the Stadium Center Lofts 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 Stadium Center Lofts Condominium Association was duly approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote pursuant to Article 13, Section 13.7 of the Declaration.

Date: 12/04/14

Tabatha Mackison  
Secretary

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT C

AFFIDAVIT AS TO ELIGIBLE MORTGAGEE CONSENT

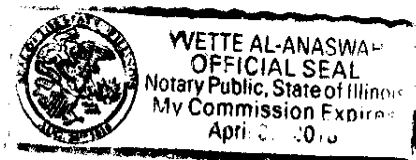
I, Tabatha Mackison, do hereby certify that I am the duly elected and qualified Secretary of the Board for the Stadium Center Lofts Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the Stadium Center Lofts Condominium Association was sent by certified mail to all Eligible Mortgagees having bona fide liens of record in accordance with Section 13.7 of the Declaration.

Tabatha Mackison  
Secretary

Subscribed and sworn to  
before me this 4<sup>th</sup> day of December, 2014

Wette Al-Anaswah  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

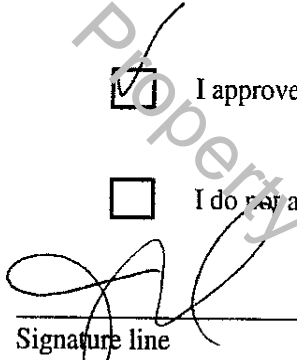
## STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment.

  
\_\_\_\_\_  
Signature line

Jean Park  
Printed Name

Property Address: 1600 W. Adams Unit # 200  
PT

Percentage of Ownership: \_\_\_\_\_ %

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

KCV  
\_\_\_\_\_  
PO Box 163349  
\_\_\_\_\_  
Ft. Worth, TX 76161-3349

Loan No. 2001120799

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment.

Signature line

SAPNA NEGI

Printed Name

Property Address:

100 S ASHLAND

Unit #

201

Percentage of Ownership:

100 %

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

CHASE BANK

Loan No.

1353156287

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.



# UNOFFICIAL COPY

## CONDOMINIUM ASSOCIATION

SECTION

This document is the instrument by which the Association has been amended to include the following property in its jurisdiction. The Association hereby certifies that the information contained herein is true and correct.

Property

Signature line  
*[Handwritten Signature]*

Printed Name  
**Gina Kaczanowski**

Property Address: **101 S Ashland Ave #202** Unit # **202**  
**Chicago, IL 60602**

Percentage of Ownership: \_\_\_\_\_ %

Name and Address of Mortgage Lender (if any):  
**Shera Mortgage Services**  
**611 Jamison Rd**  
**Elma, NY 14059**

Loan No. **0005055091**

Clerk's Office

This information is required in order to notify the mortgagees for this amendment pursuant to the Association's Declaration.



**UNOFFICIAL COPY****STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION****BALLOT**

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment.

Colleen R. Beres  
Signature line

COLLEEN R. BERES  
Printed Name

Property Address: 1600 W ADAMS ST Unit # 203

Percentage of Ownership: 10.2 %

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

FREEDOM MORTGAGE

P O BOX 8068

VIRGINIA BEACH, VA 23450

Loan No. 0000538181

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment.

Allison Enright  
Signature line

Allison Enright  
Printed Name

Property Address: 100 S. Ashland Unit # 205

Percentage of Ownership: \_\_\_\_\_ %

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

US Bank  
4801 Frederica St.  
Owensboro, KY 42301

Loan No. 6800422582

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment

Signature line

*Rosemarie Baez*

Printed Name

Property Address:

100 S. Ashland Ave

Unit #

202

Percentage of Ownership: \_\_\_\_\_ %

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

NATIONSTAR MORTGAGE - 350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067

~~CITIBANK~~ CITIMORTGAGE - P.O. Box 6243  
SIOUX FALLS, SD 57117

Loan No.

0598715456

and

0770622743-1

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

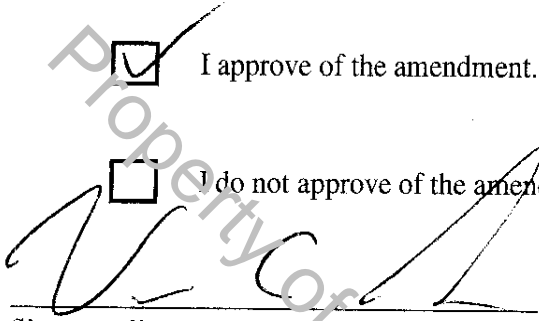
## STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment.



Signature line

VERNON C. BIGGS

Printed Name

Property Address: 100 S. Ashland Ave Unit # 207

Percentage of Ownership: \_\_\_\_\_ %

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

Wells Fargo

0473725786

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Property

Mackison  
Signature line

Tobetha H. Mackison  
Printed Name

Property Address: 1600 W. Adams St Unit # 209

Percentage of Ownership: \_\_\_\_\_ %

Address of Mortgage Lender (If any) \*\*\*

Bank

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.

County Clerk's Office



# UNOFFICIAL COPY

## STADIUM CENTER LOFTS CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the Declaration for the Stadium Center Lofts Condominium Association that clarifies maintenance responsibility for unit windows, window frames and unit exterior doors is a unit owner expense:

I approve of the amendment.

I do not approve of the amendment.

*[Handwritten Signature]*  
Signature line

WYNSTLEY COOK  
Printed Name

Property Address: 100 S. ASHLAND Unit # 210

Percentage of Ownership: 9.1 %

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

RESIDENTIAL CREDIT SOLUTIONS  
(708) 737-1192

Loan No. 2001 1520 39

\*\*\*This information is required in order to notify the mortgagees for this amendment pursuant to the terms of the Association's Declaration.