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THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING
RETURNED TO:

JENNIFER O'REILLY
LEVENFELD PEARLSTEIN, LLC
2 NORTH LASALLE STREET
SUITE 1300
CHICAGO, IL 60602



Doc#: 1436513054 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2014 11:19 AM Pg: 1 of 5

For Official Use

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR BLOCK X CONDOMINIUM ASSOCIATION

This Sixth Amendment ("Sixth Amendment") to Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Block X Condominium Association is made and entered into this 12th day of November, 2014, by the Board of Directors of Block X Condominium Association (the "Board").

W I T N E S S E T H

The Board administers the condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Block X Condominium Association, recorded on October 29, 1998 in the Cook County Recorder of Deed's Office as Document No. 989773346, as amended, (the "Declaration"). All defined terms herein shall have the meaning ascribed to them in the Declaration unless otherwise defined.

The Board and the Unit Owners desire to amend the Declaration to (i) correctively memorialize the Association's desire to act with a five person Board versus a three person Board and (ii) decrease the number of Board members required to constitute a quorum of the Board from two-thirds to a majority.

Article 14, Section 14.8 of the Declaration states, (i) that the provisions of the Declaration may be amended, changed or modified by an instrument in writing setting forth such amendment, change or modification (ii) signed and acknowledged by the President or a Vice-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 of record have been notified by certified mail of any change, modification or rescission, (ii) an affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument, and (iii) that any provisions herein

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which specifically grant rights to First Mortgagees of record may be amended only with the written consent of all such First Mortgagees, which pursuant to Article 11 of the Declaration does not apply here. The change, modification or rescission shall be effective upon recordation of such instrument in the Office of the Recorder of Deed of Cook County, Illinois.

The Sixth Amendment set forth below has been approved by Unit Owners having, in the aggregate, at a least (67%) of the total ownership and copies of the Amendment were mailed to First Mortgagees of record against any Unit, as attested by the Secretarial Certification attached hereto as Exhibit B and made a part hereof.

NOW, THEREFORE, the Declaration is hereby amended as follows:

A. Article 5, Section 5.6(a) of the Declaration is amended to read as follows:

“(a) In all elections for members of the Board, each Voting Member shall be entitled to vote on a non-cumulative voting basis and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. Commencing with the 2014 annual meeting, the Board shall consist of five (5) Board members. At the 2014 annual meeting, the two (2) Board members whose elected terms end at the 2015 annual meeting shall remain on the Board and the three (3) persons receiving the highest number of votes at the 2014 annual meeting shall be elected to a term of two (2) years. Upon the expiration of the terms of office of the Board members so elected, successors shall be elected for a term of two (2) years each. The election as between candidates receiving the same number of votes shall be determined by lot. Any candidate for election to the Board, or such candidate’s representative, shall have the right to be present at the counting of ballots at such election. The Association may, upon adoption of the appropriate rules by the Board, conduct elections by secret ballot whereby the voting ballot is marked only with the percentage interest for the Unit and the vote itself, provided that the Board further adopts rules to verify the status of the Unit Owner issuing a proxy or casting a ballot. All members of the Board shall be elected at large. The Voting Members owning at least two-thirds (2/3) of the Units may from time to time at any annual or special meeting increase or decrease the term of office of Board members, provided that the terms of at least one-third (1/3) of the persons on the Board shall expire annually. Members of the Board shall receive no compensation for their services. Vacancies in the Board, including vacancies due to any increase in the number of persons on the Board, shall be filled by the Voting Members present at the meeting at which the vacancy occurs, the next annual meeting or a special meeting of the Voting Members called for such purpose. Vacancies may also be filled by the Board by a two-thirds (2/3) vote of the remaining members thereof at a special meeting of the Board which vacancy shall be filled until the next annual meeting of the Voting Members or for a period terminating no later than thirty (30) days following the filing of a petition signed by Voting Members holding twenty percent (20%) of the votes of the Association requesting a meeting of the Voting Members to fill the vacancy for the balance of the term. A meeting of the Voting Members shall be called for purposes of filling a vacancy on the Board no later than thirty (30) days following the Voting Member’s filing of a petition signed by Voting Members holding twenty percent (20%) of the votes of the Association requesting such a meeting. Except as otherwise provided in this Declaration, the Property shall be managed by the Board and the Board shall act by majority vote of those present at its meetings when a quorum exists. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt;

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provided, however, that (i) each Unit Owner shall be entitled to notice, in the same manner as provided in Section 5.5 hereof, of any meeting of the Board called for the purpose of considering the adoption of the proposed annual budget and regular assessments pursuant, thereto or to adopt a separate assessment; and (ii) the Board shall meet no less than four (4) times each year. A majority of the total number of members on the Board shall constitute a quorum. Any member of the Board may succeed himself."

B. The following section 1.30 of Article I shall be added:

"1.30 Majority of the Members of the Board of Managers. More than 50% of the total number of persons constituting such board pursuant to the bylaws. Any specified percentage of the members of the board of managers means that percentage of the total number of persons constituting such board pursuant to the bylaws."

C. Except as expressly amended hereby, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Board and requisite Unit Owners have duly approved this Sixth Amendment on the day and year first above written.

BLOCK X CONDOMINIUM ASSOCIATION

By: 

Its: President

ATTEST:


By: _____ Secretary

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

UNITS 334, 501-512 and 541-544 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 12, 13, 16, 17, 20, 21 AND 24 IN CARPENTER RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 8 IN SUBDIVISION OF LOTS 1, 14, 15, 18, 19, 22 AND 23 IN CARPENTER RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALL PUBLIC ALLEYS LYING BETWEEN THE ABOVE REFERENCED PARCELS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98977346 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PIN NOs: 17-08-443-042-1083 through 17-08-443-042-1099

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EXHIBIT B

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SECRETARY CERTIFICATION

I, Jon Buckley, being first duly sworn on oath, do hereby state that:

1. I am the duly elected, qualified and acting Secretary of Block X Condominium Association.

2. I am the keeper of the corporate records of such Association.

3. On November 12th, 2014, at a duly noticed special meeting of Unit Owners for Block X Condominium Association, at least 67% of the total ownership approved the adoption of the Sixth Amendment herein.

4. On the 30 day of December, 2014 all First Mortgagees of record were notified by certified mail of the Sixth Amendment herein.

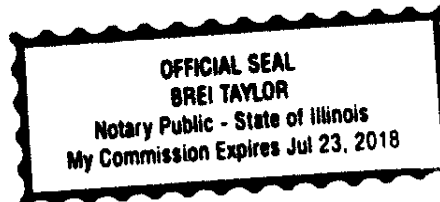
FURTHER AFFIANT SAYETH NOT.



Its: Secretary
Block X Condominium Association

Signed and sworn to me before me
this 30th day of December, 2014

Brei Taylor
Notary Public



LP 5165336.2 \ 31267-36147