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

Doc#: 1500513015 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/05/2015 09:43 AM Pg: 1 of 5

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 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

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

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):

**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

- Article VI Section 5 of the Bylaws shall be amended as follows:**

Section 5. Annual Accounting. On or before the 1st day of April of each calendar year commencing in the year 2000, the Association shall supply to all Unit Owners an itemized accounting of the Common Expenses for the preceding calendar year actually incurred and paid together with a tabulation of the amounts collected pursuant to the budget or

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assessment, and showing the net excess or deficit of income over expenditures plus Reserves. Upon the written request of any FHLMC, FNMA, HUD or VA, the Association shall prepare and furnish within a reasonable time an audited financial statement of the Association for the preceding calendar year. Per the discretion of the Board. Any amount accumulated in excess of the amount required for actual expenses and Reserves shall be (i) credited according to each Unit Owner's percentage of ownership in the Common Elements to the next monthly installments due from Unit Owners under the current year's Annual Budget, until exhausted, (ii) applied to Reserves, or (iii) refunded to the Unit Owners according to each Unit Owner's percentage of ownership in the Common Elements, and any net shortage shall be added, according to each Unit Owner's percentage of ownership of the Common Elements, to the installments due in the succeeding six months after rendering of the accounting.

2. Article II Section 2(b) of the Bylaws shall be amended as follows:

(b) Commencing with the date of the said first annual meeting of the members, the total number of votes of all members shall be six (6) 9. Each member shall be entitled to (as defined in the Declaration) one vote at the time any matter is submitted to a vote of the members.

3. Article VI Section 3 of the Bylaws is amended by the addition of this paragraph to its very end:

The Board President is granted authority to expend up to \$5,000 without obtaining prior consent of the Board of managers. In the event of such expenditure, the Board President will report to the Board at the next Board meeting the circumstances of the expenditure as well as provide related documentation.

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

5. 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

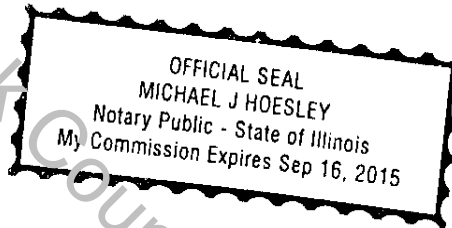
The undersigned Samer Alamat being the President of the Board of Directors of the 7140 W. Addison condominiums certifies that a copy of the foregoing Amendments to the Declaration of Condominium Ownership and Bylaws Easements, Restrictions, and Covenants for 7140 W. Addison Condominiums has been mailed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

Samer Alamat
President

Subscribed and sworn to before me

this 5TH day of JANUARY, ~~2014~~ 2015 (MH)

Michael J. Hoesley
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 5th day of JANUARY 2014 de 15 (MH)

Michael J Hoesley
Notary Public

