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AMENDMENT TO CONDOMINIUM DECLARATION

**PREPARED BY AND TO BE MAILED
TO:**

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WEICHER LAW OFFICES, P.C.
137 N. Oak Park Ave., Suite 500
Oak Park, IL 60301

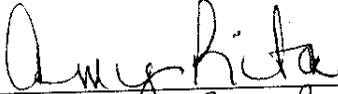
Doc#: 1506216059 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2015 01:05 PM Pg: 1 of 4

only

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR WEST MADISON CONDOMINIUM ASSOCIATION

The undersigned Secretary of the Board of Managers of the West Madison Condominium Association ("Association") hereby signs and acknowledges that the attached Action of the Unit Owners of the Association ("Action"), dated October 18, 2014, constitutes an amendment and modification to the Declaration of the Association and the Secretary incorporates and makes the attached Action part of this recorded Amendment instrument.

**SECRETARY OF THE BOARD OF MANAGERS
OF THE WEST MADISON CONDOMINIUM ASSOCIATION**


Print Name: Amy Rita

This legal description of the real estate and Condominium is as follows:

See Attached Exhibit with affected legal description and PIN:

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AFFIDAVIT OF MAILING

This Secretary of the Board of the West Madison Condominium Association makes this Affidavit the 19th day of February, 2015, pursuant to Section 16.08 of the Condominium Declaration. The Secretary certifies that she has mailed, by certified mail, this instrument with the attached Action to affidavit with the Action to all holders of the first mortgages of record for all units in the Association.

SECRETARY OF THE BOARD OF MANAGERS OF THE WEST MADISON CONDOMINIUM ASSOCIATION

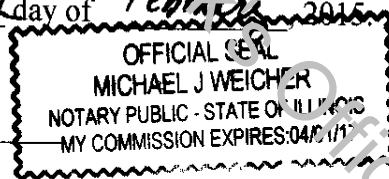
Amy Rita
Print: Amy Rita
Date: 2/19/15

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amy Rita personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of February, 2015.

Michael Weicher
NOTARY PUBLIC



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Action of the Unit Owners of the West Madison Condominium Association

Following the giving of notice of this special meeting of the Unit Owners of the Association, and the Units Owners below being the a quorum of the total Unit Owners in the Association, those signing below vote to approve and take the following action which is an Amendment to the Condominium Declaration and By-Laws of the West Madison Condominium Association at 7507-7511 W. Madison St., Forest Park, IL.


The Unit Owners resolve that the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for West Madison Condominium Association shall be amended as stated below such that Section 14.02 of the Declaration shall be modified and Section 14.03 shall be added to the Declaration, and which amendments shall take effect immediately and shall apply to all Units of the Association to the extent stated in the amended sections below.

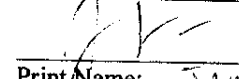
Section 14.02 Limits on Lease Terms. If a Unit Owner, (other than the Developer or the Declarant) leases a Unit, a copy of such lease shall be furnished to the Board within Ten (10) days after execution thereof, and shall be subject to Board approval of the lease and tenant, which approval shall not be unreasonably withheld. The Lessee under such Lease shall be bound by and shall be subject to all of the non-monetary obligations of the Unit-Owner-Lessor under the Declaration and such lease shall expressly so provide. The Unit-Owner-Lessor shall not be relieved thereby from any of said obligations. No Unit Owners may lease or license the use of their Units for periods of time less than one year (1) year for the initial term of the Lease. Unit-Owners who are currently leasing their Units to third-parties for periods of time less than one (1) year, as of the date this Section 14.02 was amended, (the "Effective Date"), may continue to lease for terms shorter than one-year, provided they give written notice to the Board of their current leasing arrangement within thirty (30) days of the Effective Date. Upon the sale, transfer or conveyance of any ownership interest in a Unit the purchaser or recipient of the ownership interest in that Unit shall be subject to the restrictions in this section. The Board may impose reasonable rules upon the leasing of Units.

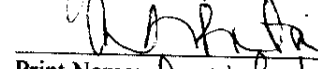
Section 14.03 Restrictions on the Number of Leased Units. No more than 30%, or three (3) individual Units, of the residential Units in the Association may be leased to non-Unit Owner third-parties at any one time. Unit-Owners who are currently leasing their Units to third-parties as of the date the Declaration and By-Laws were amended to include this Section 14.03, may continue to lease their Units to third-parties or renew any existing leases. Upon the sale, transfer or conveyance of any ownership interest in a Unit, the purchaser or recipient of the ownership interest in that Unit shall be subject to the restrictions in this section.

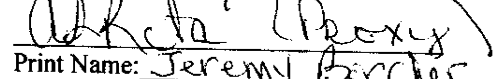
Date: 10-18-14


Agreed and Approved by the following Unit Owners:



Print Name: Andrew Keppel

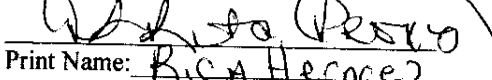

Print Name: JAMES VANDER

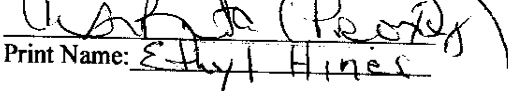

Print Name: Amy Rita


Print Name: Jeremy Bercher


Print Name: Corissa Kinser


Print Name: Chad DeVin


Print Name: Richa Hernandez


Print Name: Ethyl Hines

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EXHIBIT A

LEGAL DESCRIPTION FOR WEST MADISON CONDOMINIUMS, FOREST PARK, COOK COUNTY, ILLINOIS

COMMERCIAL UNITS A, B, AND RESIDENTIAL UNITS 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 4C, AND 4D IN THE WEST MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST $\frac{1}{2}$ OF LOT 2 AND OF LOT 3 IN JOHN STERNBERG'S SUBDIVISION OF THE SOUTH $\frac{2}{5}$ OF BLOCK 34 OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AND

LOT 3 IN PEASLEE'S RESUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{3}$ OF THE NORTH $\frac{3}{5}$ OF BLOCK 34 (EXCEPT THE EAST 100.00 FEET AND EXCEPT THE SOUTH 16.00 FEET THEREOF) AND OF THE NORTH $\frac{1}{2}$ (EXCEPT THE EAST 100.00 FEET THEREOF) OF THE SOUTH $\frac{1}{3}$ OF THE NORTH $\frac{3}{5}$ OF SAID BLOCK 34, IN RAILROAD ADDITION TO THE TOWN OF HARLEM, A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527618058, AND AS AMENDED, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

EASEMENTS FOR THE BENEFIT OF SUCH UNITS FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0527618057 AND SUBSEQUENTLY AMENDED BY DOCUMENT NUMBER 0620839043.

COMMON ADDRESS: 7509 and 7507-7511 W. MADISON ST., FOREST PARK, ILLINOIS, 60130

PINS: 15-12-431-025-0000
 15-12-431-050-0000
 15-12-431-072-0000
 15-12-431-073-0000
 15-12-431-071-1001
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