

UNOFFICIAL COPY

AMENDMENT OF BYLAWS



Doc#: 1506350032 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2015 09:42 AM Pg: 1 of 2

AMENDMENT OF BY-LAWS OF THE JEFFERSONIAN PROPERTY OWNERS' ASSOCIATION

WHEREAS, by Declaration of Condominium Ownership recorded with the Recorder of Cook County, Illinois on September 24, 1969, as Document No. 20,967,939 the following described real estate situated in the City of Evanston, County of Cook, State of Illinois was duly submitted to the provisions of the Condominium Property Act of the State of Illinois, to wit:

Lot "A" of Consolidation of lots 13 and 14 and the East 12.50 feet of lot 15 in block 1 in John Culver's Addition to North Evanston in Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 2425 Central Street, in the City of Evanston, Illinois; and,

Condominium: 05-34-324-044

THE JEFFERSONIAN CONDOMINIUM

Rec: 09/24/1969

Doc. 20967939

Unit

Unit

Unit

Unit

1-A=1001

3-A=1006

4-B=1011

5-C=1016

2-A=1002

3-B=1007

4-C=1012

5-D=1017

2-B=1003

3-C=1008

4-D=1013

2-C=1004

3-D=1009

5-A=1014

2-D=1005

4-A=1010

5-B=1015

WHEREAS the Jeffersonian Property Owners' Association, an Illinois not-for-profit corporation, is the governing body for all of the Unit Owners for the administration and operation of the above described property as provided in the Condominium Act of the State of Illinois and in the aforesaid Declaration of Condominium Ownership; and


WHEREAS by the By-Laws of the Jeffersonian Property Owner' Association are set forth and contained in Exhibit "C" to the aforesaid Declaration of Condominium Ownership;

NOW THEREFORE, notice is hereby given that at a duly convened meeting of voting members of the Jeffersonian Property Owner's Association held November 19, 2014, Section 1 of Article III of the By-Laws of said Association was duly amended to read as follows:

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SECTION 1. ANNUAL BUDGET. Each year on or before December 1st, the Board shall estimate the total amount necessary to pay the cost of wages, materials, insurance, services and supplies which will be required during the ensuing calendar year for the rendering of all services, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements, and shall on or before December 15th notify each Unit Owner in writing as to the amount of such estimate, with reasonable itemization thereof. The annual budget shall also take into account the estimated net available cash income for the year from the operation or use of the Common Elements. Said "estimated cash requirement" shall be assessed to the Unit Owners according to each Unit Owner's percentage of ownership in the Common elements as set forth in Exhibit "B" attached to the Declaration. On or before January 1st of the ensuing year, and the 1st of each and every month of said year, each Unit Owner shall be obligated to pay to the Board or as it may direct, one-twelfth (1/12) of the assessment made pursuant to this paragraph. On or before the date of the annual meeting of each calendar year, the Board shall supply to all Unit Owners an itemized accounting of the maintenance expenses for the preceding calendar year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimates provided, and showing the net amount over or short of the actual expenditures plus reserves. The Board shall have the authority to transfer any or all of each year-end surplus to the reserves account for the purpose of growing the reserves account against future extraordinary expenditures, contingencies, replacements and maintenance. Year-end-surplus amounts not transferred to the reserves account shall be credited according to each Unit Owner's percentage of ownership in the Common Elements to the next monthly installments due from the Unit Owners under the current year's estimate until exhausted, and any net shortage shall be added according to each Unit Owner's percentage of ownership in the Common Elements to the installments due in the succeeding six months after rendering of an accounting.

IN WITNESS WHEREOFF the Secretary of the Jeffersonian Property Owners' Association has caused these presents to be signed and the seal of said Association to be herewith affixed this 20th day of FEBRUARY, 2015.

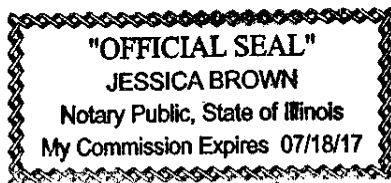


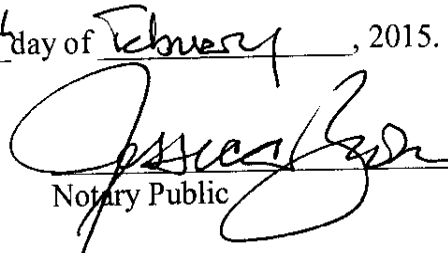
 Mary Lum, Secretary

State of Illinois)
) SS
 County of Cook)

I, JESSICA BROWN, a Notary Public in and for said County and State do hereby certify that Mary Lum, Secretary of the Jeffersonian Property Owners' Association, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act and as the free and voluntary act of said Association for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of February, 2015.





 Notary Public

My commission expires 2-18-17