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**AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS, AND
COVENANTS FOR THE
HERITAGE OF
PALATINE
CONDOMINIUMS
ASSOCIATION, INC.**

Doc#: 1506334048 **Fee:** \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2015 11:09 AM Pg: 1 of 6

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, and Covenants for The Heritage of Palatine Condominiums Association, Inc. (hereafter the "Declaration"), which Declaration was recorded on September 15, 2008 as Document Number 0825934017 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.

WITNESSETH:

WHEREAS, the Board of Directors and Unit Owners desire to adopt an Amendment to the Declaration to regulate leasing; and

WHEREAS, pursuant to Article XV of the Declaration, the Declaration may be, changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by unit owners having at least two-thirds (2/3) of the total vote approved by fifty-one percent (51%) of the eligible holders of first mortgages and certified by the Secretary of the Board that said approval has been obtained.

WHEREAS, said instrument has been signed and acknowledged by the President of the Board of Directors of the Association;

WHEREAS, a certification signed by an officer of the Association is attached hereto as Exhibit B certifying that said instrument has been approved by the Unit Owners having in the aggregate, at least sixty-seven percent (67%) of the total vote, and approved by at least fifty-one percent (51%) of the eligible holders of first mortgages; 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) 537-0500

NOW, THEREFORE, the Association

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hereby declares that Article XI is hereby deleted and replaced with the following new Article XI:

ARTICLE XI

LEASING

1. Leasing.

- a. Effective as of the recording date of this Amendment, and notwithstanding anything to the contrary contained in this Declaration, the rental or leasing of Units within the Association is subject to the following restrictions set forth below.
 - i. Owners must occupy a unit within the building for at least two (2) years before becoming eligible to rent. No more than four (4) units may be leased at any one time.
 - ii. Any Unit Owner who meets the requirements above and who desires to lease out their Unit must notify the Board, no less than thirty (30) days prior to entering into a lease agreement, of their intent to lease. Copies of all residential dwelling licenses from the Village of Palatine and signed leases must be submitted to the Board no later than ten (10) days prior to occupancy.
 - iii. All tenants shall acknowledge in writing that they have received copies of the rules and regulations of the Association and a copy of the written receipt shall be submitted to the Board of Directors along with a copy of the signed lease. Tenant and owner must also provide the Board with a fully signed copy of the Crime Free Lease Addendum before the lease term begins. A copy of the Crime Free Lease Addendum is attached hereto for use by all owners. Owner shall be responsible for the costs of a background check conducted by the Board. Tenant must participate in an orientation with the Board at least ten (10) days prior to occupancy.
 - iv. This Article XI shall not apply to the rental or leasing of units to the immediate family members of the Owner, regardless of whether there is a written lease or other memorandum. "Immediate family members" shall be defined as parents, children, grandparent and grandchild of an Owner. In addition, owners shall be permitted to have caretakers to aid with a disability.
 - v. Under no circumstances may a lease term be for a period of less than one (1) year. Subletting is prohibited.

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- b. The Board of the Association shall have the right to lease any Association owned Units or any Unit which the Association has possession, pursuant to any court order, and said Units shall not be subject to this Amendment.
- c. Any Unit being leased out in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board may be subject to a flat or daily fine to be determined by the Board upon notice and an opportunity to be heard.
- d. In addition to the authority to levy fines against the Unit Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Unit Owner and/or tenant, under 735 ILCS 5/9 et, seq., an action for injunctive and other equitable relief, or an action at law for damages.
- e. Any action brought on behalf of the Association and/or the Board to enforce this Amendment or the Rules and Regulations shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.
- f. All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

This Amendment shall become 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.

APPROVED THIS 23rd DAY OF October, 2014.

THE HERITAGE OF PALATINE
CONDOMINIUMS ASSOCIATION, INC.

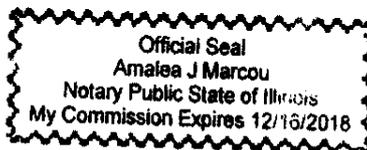
By: Roxanne Abbamonte
Its President

ATTEST:

By: Siobhan [Signature]
Secretary

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 29th DAY OF December 2014

Amalea J Marcou



UNOFFICIAL COPY**Exhibit "A"****The Heritage of Palatine Condominium Association**

Legal: Units 201 through 216, 301 through 316 and 401 through 416 in the Heritage of Palatine Condominium, as delineated on a Plat of survey attached as Exhibit "C" to the Declaration of Condominium recorded September 15, 2008, as Document Number 0825934017 and as further amended from time to time with its undivided percentage interest in the common elements, all in Lot 2 of the Smith-Greeley, being a Subdivision of the Northeast 1/4 of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 16, 2007 as Document Number 0722815162, in Cook County, Illinois.*

Unit	Pin	Commonly known as (for informational purposes only)
201	02-22-209-069-1001	50 S GREELEY ST 201 PALATINE, IL. 60067-6130
202	02-22-209-069-1002	50 S GREELEY ST 202 PALATINE, IL. 60067-6130
203	02-22-209-069-1003	50 S GREELEY ST 203 PALATINE, IL. 60067-6130
204	02-22-209-069-1004	50 S GREELEY ST 204 PALATINE, IL. 60067-6130
205	02-22-209-069-1005	50 S GREELEY ST 205 PALATINE, IL. 60067-6130
206	02-22-209-069-1006	50 S GREELEY ST 206 PALATINE, IL. 60067-6130
207	02-22-209-069-1007	50 S GREELEY ST 207 PALATINE, IL. 60067-6130
208	02-22-209-069-1008	50 S GREELEY ST 208 PALATINE, IL. 60067-6130
209	02-22-209-069-1009	50 S GREELEY ST 209 PALATINE, IL. 60067-6130
210	02-22-209-069-1010	50 S GREELEY ST 210 PALATINE, IL. 60067-6130
211	02-22-209-069-1011	50 S GREELEY ST 211 PALATINE, IL. 60067-6130
212	02-22-209-069-1012	50 S GREELEY ST 212 PALATINE, IL. 60067-6130
213	02-22-209-069-1013	50 S GREELEY ST 213 PALATINE, IL. 60067-6130
214	02-22-209-069-1014	50 S GREELEY ST 214 PALATINE, IL. 60067-6130
215	02-22-209-069-1015	50 S GREELEY ST 215 PALATINE, IL. 60067-6130
216	02-22-209-069-1016	50 S GREELEY ST 216 PALATINE, IL. 60067-6130
301	02-22-209-069-1017	50 S GREELEY ST 301 PALATINE, IL. 60067-6130
302	02-22-209-069-1018	50 S GREELEY ST 302 PALATINE, IL. 60067-6130
303	02-22-209-069-1019	50 S GREELEY ST 303 PALATINE, IL. 60067-6130
304	02-22-209-069-1020	50 S GREELEY ST 304 PALATINE, IL. 60067-6130
305	02-22-209-069-1021	50 S GREELEY ST 305 PALATINE, IL. 60067-6130
306	02-22-209-069-1022	50 S GREELEY ST 306 PALATINE, IL. 60067-6130
307	02-22-209-069-1023	50 S GREELEY ST 307 PALATINE, IL. 60067-6130
308	02-22-209-069-1024	50 S GREELEY ST 308 PALATINE, IL. 60067-6130
309	02-22-209-069-1025	50 S GREELEY ST 309 PALATINE, IL. 60067-6130
310	02-22-209-069-1026	50 S GREELEY ST 310 PALATINE, IL. 60067-6130
311	02-22-209-069-1027	50 S GREELEY ST 311 PALATINE, IL. 60067-6130
312	02-22-209-069-1028	50 S GREELEY ST 312 PALATINE, IL. 60067-6130
313	02-22-209-069-1029	50 S GREELEY ST 313 PALATINE, IL. 60067-6130
314	02-22-209-069-1030	50 S GREELEY ST 314 PALATINE, IL. 60067-6130
315	02-22-209-069-1031	50 S GREELEY ST 315 PALATINE, IL. 60067-6130
316	02-22-209-069-1032	50 S GREELEY ST 316 PALATINE, IL. 60067-6130
401	02-22-209-069-1033	50 S GREELEY ST 401 PALATINE, IL. 60067-6130
402	02-22-209-069-1034	50 S GREELEY ST 402 PALATINE, IL. 60067-6130
403	02-22-209-069-1035	50 S GREELEY ST 403 PALATINE, IL. 60067-6130
404	02-22-209-069-1036	50 S GREELEY ST 404 PALATINE, IL. 60067-6130
405	02-22-209-069-1037	50 S GREELEY ST 405 PALATINE, IL. 60067-6130
406	02-22-209-069-1038	50 S GREELEY ST 406 PALATINE, IL. 60067-6130
407	02-22-209-069-1039	50 S GREELEY ST 407 PALATINE, IL. 60067-6130
408	02-22-209-069-1040	50 S GREELEY ST 408 PALATINE, IL. 60067-6130
409	02-22-209-069-1041	50 S GREELEY ST 409 PALATINE, IL. 60067-6130

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Unit	Pin	Commonly known as (for informational purposes only)
410	02-22-209-069-1042	50 S GREELEY ST 410 PALATINE, IL. 60067-6130
411	02-22-209-069-1043	50 S GREELEY ST 411 PALATINE, IL. 60067-6130
412	02-22-209-069-1044	50 S GREELEY ST 412 PALATINE, IL. 60067-6130
413	02-22-209-069-1045	50 S GREELEY ST 413 PALATINE, IL. 60067-6130
414	02-22-209-069-1046	50 S GREELEY ST 414 PALATINE, IL. 60067-6130
415	02-22-209-069-1047	50 S GREELEY ST 415 PALATINE, IL. 60067-6130
416	02-22-209-069-1048	50 S GREELEY ST 416 PALATINE, IL. 60067-6130

Property of Cook County Clerk's Office

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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER AND ELIGIBLE MORTGAGEE APPROVAL

I, Siobhan Allen, do hereby certify that I am the duly elected and qualified Secretary of the Board for The Heritage of Palatine Condominiums Association, Inc. 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 Heritage of Palatine Condominiums Association, Inc. was duly approved by at least sixty-seven percent (67%) of the Owners and at least fifty-one percent (51%) of the eligible mortgagees in accordance with the provisions of Article XV of the Declaration.

Siobhan Allen
Secretary

Dated in Cook County, Illinois this

23rd day of October, 2014.