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P1841.001 JCV 10/15/14 2nd



**SEVENTH AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR BRIGHTON
COURT CONDOMINIUMS**

Doc#: 1518216046 Fee: \$88.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/01/2015 02:20 PM Pg: 1 of 26

This Seventh Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Brighton Court Condominiums is made and entered into this 18TH day of DECEMBER, 2014.

WHEREAS, there has heretofore been recorded a Declaration of Condominium Ownership and By-laws Easements, Restrictions and Covenants for Brighton Court Condominiums (hereinafter referred to as "Declaration") which Declaration was recorded in the Office of the Recorder of Deeds, Cook County, Illinois on June 13, 1990 as Document Number 90278556.

WHEREAS, there subsequently was recorded a First Amendment to the Declaration which First Amendment was recorded with the Office of the Recorder of Deeds, Cook County, Illinois on August 17, 1990 as Document Number 90402866.

WHEREAS, there subsequently was recorded a Second Amendment to the Declaration which Second Amendment was recorded with the Office of the Recorder of Deeds, Cook County, Illinois on January 3, 1991 as Document Number 91003790.

WHEREAS, there subsequently was recorded a Third Amendment to the Declaration which Third Amendment was recorded with the Office of the Recorder of Deeds, Cook County, Illinois on July 5, 1991 as Document Number 91332938.

WHEREAS, there subsequently was recorded a Fourth Amendment to the Declaration which Fourth Amendment was recorded with the Office of the Recorder of Deeds, Cook County, Illinois on October 3, 1991 as Document Number 91514245.

WHEREAS, there subsequently was recorded a Fifth Amendment to the Declaration which Fifth Amendment was recorded with the Office of the Recorder of Deeds, Cook County, Illinois on

This Document Prepared By and Return to:
John C. Voorn
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street, Suite 201
Orland Park, Illinois 60467
(708) 403-5050

General Address of Condominium:
Corner of 143rd Street and 82nd Avenue
Orland Park, IL 60467
PINs: See Exhibit "B"

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DATE 7-1-15 COPIES 6
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December 9, 1991 as Document Number 91643915.

WHEREAS, there subsequently was recorded a Sixth Amendment to the Declaration which Sixth Amendment was recorded with the Office of the Recorder of Deeds, Cook County, Illinois on August 24, 2007 as Document Number 0723634023.

WHEREAS, the Declaration contained in it an Article XIX, Paragraph 6 providing for amendments as follows:

6. **Amendment.** Except as otherwise provided in the Act, *this Declaration and By-Laws, the provisions of the Condominium Instruments may be amended, changed or modified by an instrument in writing setting forth such amendment, change or modification, signed and acknowledged by all of the members of the Board, at least three-fourth (3/4) of the Unit Owners and the approval of any mortgagees required under the provisions of the Condominium instruments containing an Affidavit by an Officer of the Board certifying that a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of such affidavit. Any amendment, change or modification shall conform to the provisions of the Condominium Property Act and shall be effective upon recordation thereof.* No change, modification or amendment which affects the rights, privileges or obligations of the Trustee or the Developer shall be effective without the prior written consent of the Trustee or the Developer. Except to the extent authorized by provisions of the Act, no amendment to the Condominium Instrument shall change the boundaries of any Unit or the undivided interest in the Common Elements, the number of votes in the Unit Owners' Association, or the liability for common expenses appertaining to a Unit. Emphasis added.

WHEREAS, the unit owners of the Brighton Court Condominiums consist of the members of an Illinois not-for-profit corporation (hereinafter referred to as "Association" or in the alternative the "corporation") referred to as the Brighton Court Condominium Association (hereinafter the "Association").

WHEREAS, the Board of Directors and unit owners wish to do a further amendment to the Declaration in order to address changes desired by the owners.

WHEREAS, the unit owners who own more than three-fourths (3/4ths) of the total percentage ownership of the common elements created by the Declaration approve this Seventh Amendment.

WHEREAS, the Sixth Amendment made a major revision to Article IX of the Declaration.

WHEREAS, the Board and owners wish to amend Article IX by adding a new paragraph 10 as follows:

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ARTICLE IX

10. House sitting in any unit is prohibited. No owner or occupant may engage in house sitting with the intent to avoid the prohibition on leasing. No owner may engage in house sitting without securing prior written approval of the Board. Short stays (i.e., less than one month) by relatives only is permitted providing the Board is notified in writing, in advance of the names of the relatives, contact information for them and the projected beginning and ending date of their stay.

WHEREAS, the Declaration, in Article XVII set forth Covenants and Restrictions as to use and occupancy.

WHEREAS, Board and owners wish to add a provision relative to estate sales. A new paragraph 17 to Article XVII shall provide as follows:

17. Estate sales are permitted only after the death of an owner of a unit and then no later than sixty (60) days from the date of the owners death. Prior written notice to the Board of the date(s) of the estate sale shall be given to the Board.

WHEREAS, Paragraph 8 of Article XVII relative to pets was amended in the Sixth Amendment to the Declaration.

WHEREAS, the Board and the owners seek to again amend that provision and therefor Article XVII, paragraph 8 as set forth in the Sixth Amendment is hereby deleted in its entirety and the following is substituted in its place:

8. **Pets, etc.** No animals, reptiles, rabbits, live stock, fowl or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Elements, except that no more than one (1) dog, one (1) cat or one (1) other household pet may be kept in Units, subject to rules and regulations adopted by the Board, one of which rules is that no pet may exceed forty (40) pounds and provided that no pet is kept, bred or maintained for any commercial purpose, and further provided that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days written notice by the Board. The Board shall also have the authority of fining owners whose pets cause a nuisance or unreasonable disturbance or damage to other units or the common elements after first giving notice to the unit owner and an opportunity to be heard. The intent of the above provision is to limit an owner or occupant to one (1) pet per unit.

WHEREAS, the Declaration in Article XIX, Paragraph 6 set forth the Amendment provision recited at the beginning of this Amendment.

WHEREAS, the Board and owners seek to make the Amendment process less burdensome in the future and toward that end, delete Declaration Article XIX, Paragraph 6 in its entirety and substitute the following as a new Amendment provision:

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6. **Amendment.** Except as otherwise provided in the Act, *this Declaration and By-Laws, may be amended, changed or modified by an instrument in writing setting forth such amendment, change or modification, signed and approved by a majority of the members of the Board and approved by at least three-fourth (3/4) of the Unit Owners and containing an affidavit by an Officer of the Board certifying that a copy of the Amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit. Any amendment, change or modification shall conform to the provisions of the Condominium Property Act and shall be effective upon recordation thereof.* To the extent authorized by provisions of the Act, no amendment to the Declaration and By-Laws shall change the boundaries of any unit or the undivided interest in the common elements, the number of votes in the Unit Owners' Association, or the liability for common expenses appertaining to a Unit. Notwithstanding the foregoing, the Board of Directors shall have the authority, without the consent of the unit owners to amend the Declaration and By-Laws to reflect changes in the law and to correct typographical, scrivener's or clerical errors. Emphasis added.

The provisions of this Seventh Amendment shall govern and supercede any contrary provisions in the Declaration and any previously recorded amendment.

Except for the above described provisions of the Declaration and previous Amendments which have been amended, all other provisions of the Declaration are hereby confirmed and ratified. This Amendment shall be effective upon the date of its recording with the Recorder of Deeds, Cook County, Illinois.

*Approval of Board of Directors of Brighton Court
Condominium Association*

Thomas P. Redick

President

Thomas J. [Signature]

Secretary

Dolores Boehm

Treasurer

Lucille Ferro

Director

Rebecca Kuczynski

Director

Donald Kurlman

Director

[Signature]

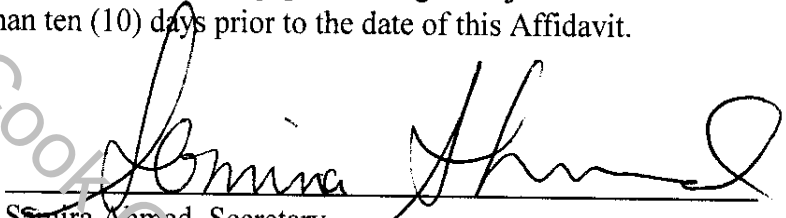
Director

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

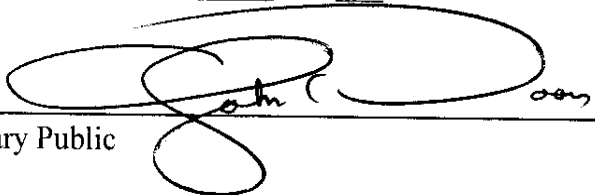
AFFIDAVIT

The undersigned, Samira Ahmad, being the Secretary of the Brighton Court Condominium Association, an Illinois not-for-profit corporation, Orland Park, Cook County, Illinois on first being sworn upon her oath, deposes and states that the Seventh Amendment was approved by all of the Board of Directors and the unit owners whose percentage interest in the aggregate exceeded seventy-five percent (75%) and those unit owners have indicated their approval on the attached Exhibit C at a special meeting of the unit owners called by the Board and held pursuant to notice on the 18TH day of DECEMBER, 2014 and that the undersigned hereby certifies that a copy of this Seventh Amendment has been mailed by certified mail to all mortgagees having *bona fide* liens of records against any unit ownership not less than ten (10) days prior to the date of this Affidavit.

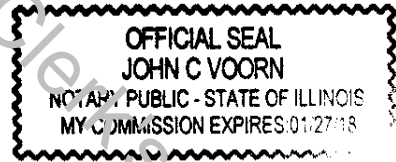


Samira Ahmad, Secretary

Subscribed and sworn to before me this 17TH day of
JUNE, 2015.



Notary Public



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EXHIBIT "A"

Legal Description of Brighton Court Condominiums Units

Units 14200, 14204, 14208, 14212, 14216, 8200, 8204, 8208, 14219, 14223, 14227, 14231, 14235, 14220, 14224, 14228, 14232, 14236, 14240, 14244, 14248, 14252, 14256, 14260, 14247, 14251, 14255, 14259 in Brighton Court Condominiums as delineated on a survey of the following described parcel of real estate:

Certain lots in Brighton Court subdivision, a part of the West one-half of the Southeast one-quarter of Section 2, Township 36 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium for Brighton Court Condominiums recorded June 13, 1990 as Document Number 90278556, as amended, together with their undivided percentage interest in the common elements in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"**

UNIT NUMBER	PIN	PERCENTAGE INTEREST
14200	27-02-416-006-1001	2.5453
14204	27-02-416-006-1002	3.3514
14208	27-02-416-006-1003	3.6144
14212	27-02-416-006-1004	2.8593
14216	27-02-416-006-1005	2.5453
8200	27-02-416-006-1006	3.0862
8204	27-02-416-006-1007	3.5847
8208	27-02-416-006-1008	2.7235
14219	27-02-416-006-1009	3.6059
14223	27-02-416-006-1010	3.5847
14227	27-02-416-006-1011	4.1192
14231	27-02-416-006-1012	4.1192
14235	27-02-416-006-1013	3.6059
14220	27-02-416-006-1014	3.8604
14224	27-02-416-006-1015	4.0821
14228	27-02-416-006-1016	3.5847
14232	27-02-416-006-1017	3.8181
14236	27-02-416-006-1018	3.8498
14240	27-02-416-006-1019	3.3726
14244	27-02-416-006-1020	3.8498
14248	27-02-416-006-1021	3.8498
14252	27-02-416-006-1022	3.8181
14256	27-02-416-006-1023	3.8498
14260	27-02-416-006-1024	4.1192

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<i>UNIT NUMBER</i>	<i>PIN</i>	<i>PERCENTAGE INTEREST</i>
14247	27-02-416-006-1025	2.5453
14251	27-02-416-006-1026	4.1192
14255	27-02-416-006-1027	4.0853
14259	27-02-416-006-1028	3.8498
<i>TOTAL</i>		100.0000%

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UNOFFICIAL COPY**EXHIBIT "C"****APPROVAL OF UNIT OWNERS (or PROXY)**

UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)	
14200 Brighton Court		✓ M
14204 Brighton Court	<i>Trinette A. Diabano</i>	
14208 Brighton Court <i>12 AP</i>	<i>Caul J. Eldorock</i>	✓ M
14212 Brighton Court <i>08 AP</i>		✓
14216 Brighton Court	<i>Steve Fall</i>	
8200 Brighton Court		M ✓
8204 Brighton Court	<i>Donald Korman</i>	✓ M
8208 Brighton Court	<i>Marilyn Quaresimo</i>	✓ M
14219 Brighton Court	<i>Dennis P. Radek</i>	✓ M
14223 Brighton Court		OK ✓

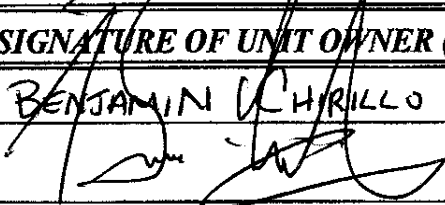
UNOFFICIAL COPY**EXHIBIT "C"****APPROVAL OF UNIT OWNERS (or PROXY)**

UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)
14200 Brighton Court	
14204 Brighton Court	
14208 Brighton Court	
14212 Brighton Court	
14216 Brighton Court	
8200 Brighton Court	<i>Jessie Kaimowitz</i>
8204 Brighton Court	<i>Donald Holman</i>
8208 Brighton Court	
14219 Brighton Court	<i>Dennis P. Radek</i>
14223 Brighton Court	

UNOFFICIAL COPY**EXHIBIT "C"****APPROVAL OF UNIT OWNERS (or PROXY)**

UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)
14200 Brighton Court	
14204 Brighton Court	
14208 Brighton Court	
14212 Brighton Court	
14216 Brighton Court	
8200 Brighton Court	
8204 Brighton Court	<i>Donald Holman</i>
8208 Brighton Court	
14219 Brighton Court	<i>Dennis P. Redek</i>
14223 Brighton Court	

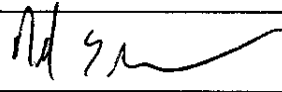
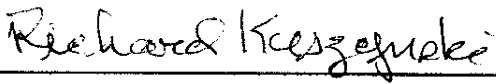
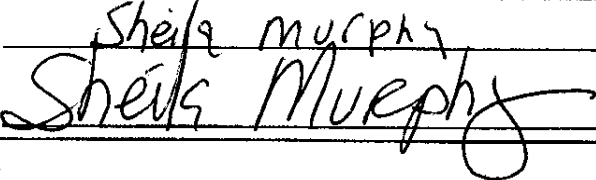
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UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)
14227 Brighton Court	BENJAMIN CHIRILLO 
14231 Brighton Court	Damira Ahmad Aomim Ahmad
14235 Brighton Court	DULORES BEEHM Dolores Behm
14220 Brighton Court	
14224 Brighton Court	
14228 Brighton Court	
14232 Brighton Court	
14236 Brighton Court	
14240 Brighton Court	
14244 Brighton Court	
14248 Brighton Court	Lucille Ferro

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UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)	
14227 Brighton Court	BENJAMIN CHIRILLO <i>[Signature]</i>	
14231 Brighton Court	Damira Ahmad Somim Ahmad	
14235 Brighton Court	DULORES BEEHM Dolores Beehm	NM
14220 Brighton Court	DOROTHY PALFREY Dorothy Palfrey	NM
14224 Brighton Court		OK ✓ M
14228 Brighton Court		
14232 Brighton Court		OK ✓ M
14236 Brighton Court		OK ✓ M
14240 Brighton Court	Ronald L. Ferry Ron L. Ferry	NM
14244 Brighton Court		✓
14248 Brighton Court	Suzille Ferro	

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UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)
14252 Brighton Court	
14256 Brighton Court	
14260 Brighton Court	
14247 Brighton Court	
14251 Brighton Court	
14255 Brighton Court	
14259 Brighton Court	

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UNIT NUMBER	SIGNATURE OF UNIT OWNER (or PROXY)
14252 Brighton Court	
14256 Brighton Court	<i>[Signature]</i>
14260 Brighton Court	<i>Nancy A. Lewis</i>
14247 Brighton Court	<i>Richard Keszegowski</i>
14251 Brighton Court	
14255 Brighton Court	
14259 Brighton Court	

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<i>UNIT NUMBER</i>	<i>SIGNATURE OF UNIT OWNER (or PROXY)</i>
14252 Brighton Court	
14256 Brighton Court	
14260 Brighton Court	
14247 Brighton Court	<i>Richard Keszevski</i>
14251 Brighton Court	
14255 Brighton Court	
14259 Brighton Court	

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14200 BRIGHTON CT, do hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)



Voting Members Signature

THIO TRAW (VICKY)

Voting Members Printed Name

Unit # _____

Percentage of Common Element Interest: _____

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14208 Brighton Court, do hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)

Jason R. Terawick
Voting Members Signature

Jason R. Terawick
Voting Members Printed Name

Unit # 14208

Percentage of Common Element Interest: 3.6144

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14236 Brighton Ct, do hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)

Pamela J. Foster
Voting Members Signature

Pamela J. Foster
Voting Members Printed Name

Unit # 14236

Percentage of Common Element Interest: 3.8498

Property of Cook County Clerk's Office

UNOFFICIAL COPY**BRIGHTON COURT CONDOMINIUM ASSOCIATION****Ballot**

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14232 Brighton Ct., do hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
 OPPOSE (do not approve the 7th Amendment)

Frank Miritello
 Voting Members Signature

Frank Miritello
 Voting Members Printed Name

Unit # 14232

Percentage of Common Element Interest: 3.8151

Property of Cook County Clerk's Office

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14224 BRIGHTON CT hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)

Robert V. Motto

Voting Members Signature

ROBERT V. MOTTO

Voting Members Printed Name

Unit # 14224

Percentage of Common Element Interest: 4.831

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14244 Brighton Court, do hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)



Voting Members Signature

Martin E. Nothke

Voting Members Printed Name

Unit # 14244

Percentage of Common Element Interest: 3.8418

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14259 BRIGHTON CT, do hereby cast my ballot on the 7th Amendment to Declaration as follows:

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)

Ihab Ghadban
Voting Members Signature

I H A B G H A D B A N
Voting Members Printed Name

Unit # 14259

Percentage of Common Element Interest: _____

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14223 Brighton, do hereby cast my ballot on the 7th Amendment to Declaration as follows: Conc

- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)

Nancy Heuser
Voting Members Signature

Nancy Heuser
Voting Members Printed Name

Unit # 14223

Percentage of Common Element Interest: 3.5847

Property of Cook County Clerk's Office

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BRIGHTON COURT CONDOMINIUM ASSOCIATION

Revocable Proxy Ballot

I, the Voting Member for the unit in the Brighton Court Condominium Association (hereinafter "Association"), the street address of which is 14224 BRIGHTON do hereby constitute and appoint ROBERT MOTTE (if you choose to have the secretary be your proxy, you can leave this line blank) as my primary proxy and in the primary proxy's absence, I appoint the secretary of the Board of Directors of the Association to vote as my proxy at the Special Owners Meeting of the Association to be held on December 18, 2014.

With reference to the vote on the 7th Amendment to the Declaration, I hereby direct my proxy to cast a vote as follows:

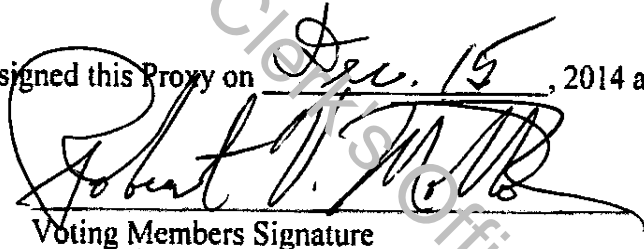
- FOR (to approve the 7th Amendment)
- OPPOSE (do not approve the 7th Amendment)

I give my proxy full power to vote as if I was personally present with all the powers that I possess including full power to designate, substitute and revoke such substitute. The proxy is intended to extend to the above noted special owners meeting and any adjournment or continuation of that meeting and all matters which come up for a vote at the meeting.

Any proxy or proxies in the Association given by me to any persons whatsoever prior to the date below I hereby revoke.

I understand I may revoke this proxy at any time by forwarding a letter to that effect to the secretary of the Board of Directors.

IN WITNESS WHEREOF, I have signed this Proxy on Dec. 15, 2014 at Adams Park Illinois.



Voting Members Signature

ROBERT V. MOTTE

Voting Members Printed Name

Unit # 14224

Percentage of Common Element Interest: 4.0831

Note: Be sure to sign and date this Proxy or it will not be valid.

N VOORN Brighton Court Certificate to Designate wpd