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1603934051

AMENDMENT TO THE BYLAWS OF 3844 NORTH ASHLAND CONDOMINIUM ASSOCIATION

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/08/2016 11:46 AM Pg: 1 of 16

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Bylaws of 3844 North Ashland Condominium Association, (hereafter the "Association"), which were

recorded on April 16, 2008 as Document Number 0810716018 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 and the Owners desire to amend the Bylaws; and

WHEREAS, pursuant to Article XII of the Bylaws, they may be amended with the affirmative vote of 67% of all members at a regular meeting, or at any special meeting called for such purpose, by recording an instrument in writing setting forth such amendment, which has been signed and acknowledged by an authorized member of the Board and contains an affidavit by an officer of the Association certifying that the necessary affirmative vote of the members of the Association has been obtained.

WHEREAS, said instrument has been signed and acknowledged by the President of the Board, approved by majority vote of the Board; and

WHEREAS, an officer of the Board has certified by affidavit (attached as Exhibit B) that at least sixty-seven percent (67%) of the Unit Owners of the Association have approved the amendment at a regular or special meeting; and

WHEREAS, the effective date of the Amendment shall be the date of recordation.

This document prepared by and after recording to be returned to:

Michael J. Shifrin
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060 — (847) 537-0500

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NOW, THEREFORE, the Association hereby declares that Article III, Section 1 of the Bylaws is hereby amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike-out~~):

ARTICLE III Meetings of Members

Section 1. Annual Meeting. The first annual meeting of the members shall be held on such date as is fixed by the Developer, which date shall in no event be later than the earlier of (a) three years from the date the Declaration is Recorded, (b) sixty (60) days from the date when 75% of the Units ~~have~~ been conveyed by the Trustee, or (c) such earlier time as selected by the Developer. Thereafter, an annual meeting of the members for the purpose of electing Board members and for the transaction of such other business as may come before the meeting shall be held in the second quarter (April, May or June) of ~~month of September~~ each year, provided, however, that no such meeting need be held less than one year after the first annual meeting of the members.

ARTICLE IV Board

Section 2. Number, Tenure and Qualifications. The number of members of the Board shall initially be three. Until the date of the first annual meeting of the members as hereinabove provided, members of the Board shall be the directors named in the Articles of Incorporation of the Association if the Association is incorporated; otherwise, the members of the Board shall be as appointed by the Developer. Such members of the Board shall hold office until the first annual meeting of the members. Commencing with the date of the first annual meeting of the members, the number of members of the Board shall be increased to three ~~five~~, and members of the Board shall be elected solely by, from, and among, the members of the Association for a term of one year and until their respective successors shall have been elected and qualified.

ARTICLE IV Board

Section 11. Adoption of Rules and Regulations. All rules and regulations, or amendments thereto, shall be adopted by the Board after a meeting of the members call for the specific purpose of discussing the proposed rules and regulations, notice of which contains the full text of the proposed rules and regulations, which rules and regulations conform to the requirements of the Act and the Declaration and these Bylaws. No quorum is required at such meeting of the members. No rules or regulations may impair any rights guaranteed by the First Amendment to the Constitution of the United States or Section 4 of Article 1 of the Illinois Constitution. ~~Such rules and regulations shall be effective sixty (60) days after their adoption, provided that the members may veto the rule or regulation at a special meeting of the members called for such purpose and held before the effective date of the rule or regulation, by a vote of 66.67% of all members of the Association.~~ Rules adopted by the Board shall become effective immediately following the affirmative vote by a majority of the members of the Board at an open Board meeting. The Board must call a meeting of the Unit Owners for the specific purpose of

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discussing the proposed rules and regulations before adopting or amending rules at any open Board meeting.

ARTICLE V Officers

Section 1. Officers. The officers of the Association shall be a President, ~~one or more Vice Presidents (the number thereof to be determined by the Board)~~, a Treasurer, and a Secretary.

~~Section 6. Vice President. In the absence of the President, or in the event of the President's inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents, in order of their election) shall perform the duties of the President and, when so acting, shall have all the powers of and be subject to all the restrictions on the President. Any Vice President shall perform such other duties as from time to time may be assigned by the President or by the Board.~~

End of Text of Amendment

This Amendment shall be 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 Bylaws shall continue in effect without change.

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APPROVED THIS 30 DAY OF December, 2015.

Nicole M. Holtzmann - Nicole M. Holtzmann

Ms. Deepalaxmi - DEEPALAKSHMI MOORTHY

Cory Doran - Cory Doran Treasurer

Board of Directors of 3844 N. Ashland Condominium Association

Subscribed and Sworn to before me
this 30 day of December, 2015.



Effie Shimp
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 45, 46 AND P-1 THROUGH P-35 INCLUSIVE, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3844 NORTH ASHLAND CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 4, 5, 6 AND 7 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 IN EXECUTORS OF W.E. JONES SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2008 AS DOCUMENT NUMBER 0810716018, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 3844 N. Ashland Avenue
Chicago, IL 60613

Permanent Index Numbers: 14-19-216-053-1001
Through and including: 14-19-216-053-1053

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EXHIBIT B

AFFIDAVIT OF OWNER APPROVAL

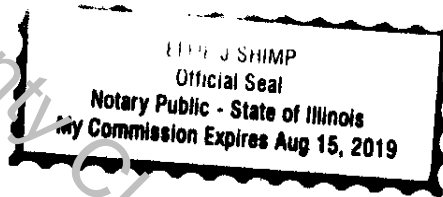
I, DEEPAKSHMI MOORTHY, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the 3844 N. Ashland Condominium Association, and that approval of at least sixty-seven percent (67%) of the Unit Owners of the Association was obtained at a regular meeting or at a special meeting.

N. Deepakshmi

Secretary of 3844 N. Ashland Condominium Association

Subscribed and Sworn to before me this 30 day of DECEMBER, 2015.

Effie Shimp
Notary Public



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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

Ken Dwyer (signature)

Ken Dwyer (print name)

DATE: 4/14, 2014

Property Address of Unit: 3844 N. Ashland Ave #41

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

Erin Callahan (signature)

Erin Callahan (print name)

DATE: 8/18/14, 2014

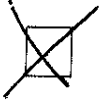
Property Address of Unit: 3844 N. Ashland Ave #23
Chicago, IL 60613

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:



I am in favor of the proposed Bylaw amendments.



I oppose the proposed Bylaw amendments and object to them.

OWNER:

Jennife Albright

(signature)

Jennife Albright

(print name)

DATE:

8/18

, 2014

Property Address of Unit:

3844 N. Ashland Ave #46

Chicago IL 60613

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

Kimberly Ball

(signature)

Kimberly Ball

(print name)

DATE: August 18, 2014

Property Address of Unit:

3844 N Ashland Ave #35
Chicago, IL 60613

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

Andrew Freese (signature)

ANDREW FREENE (print name)

DATE: August 18, 2014

Property Address of Unit: 3844 N. ASHLAND AVE., UNIT 26
CHICAGO, IL 60613

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

Dana Beth Mehlman (signature)

Dana Beth Mehlman (print name) #42

DATE: _____, 2014

Property Address of Unit: _____

- 1) Steph Lallik #24
- 2) Jennifer Wright #22
- 3) Adam Gasmann #44

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

[Handwritten Signature] (signature)

[Handwritten Name] (print name)

DATE: 08/18/14, 2014

Property Address of Unit: 43

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

Maven Wesley (signature)

Maven Wesley (print name)

DATE: Aug 19, 2014

Property Address of Unit: 3844 N. Ashland Ave unit 25

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

 (signature)

Cory Doran (print name)

DATE: 8/19, 2014

Property Address of Unit: 3844 N Ashland Unit 45
Chicago, Illinois 60613

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3844 N. ASHLAND CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed amendments to the Bylaws for the 3844 N. Ashland Condominium Association:

I am in favor of the proposed Bylaw amendments.

I oppose the proposed Bylaw amendments and object to them.

OWNER:

 (signature)

KURT SAUBAUGHT (print name)

DATE: 8/21, 2014

Property Address of Unit: 3844 N. ASHLAND AVE.

UNIT 431

CHICAGO IL 60613