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1613718034

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OWNERSHIP BY-LAWS OF THE
BOARD OF MANAGERS OF
HARMONY TERRACE
CONDOMINIUM ASSOCIATION**

Doc#: 1613718034 Fee: \$94.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2016 10:19 AM Pg: 1 of 29

For use by Recorder's Office only

This Amendment is made and entered into this 20th day of January, 2016 and is an amendment to that certain Declaration of Condominium Ownership By-Laws of the Board of Managers of Harmony Terrace Condominium Association (hereinafter referred to as "By-Laws"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 27, 1980 as Document Number 25563146.

WITNESSETH:

WHEREAS, the Board of Managers of the Harmony Terrace Condominium Association (hereinafter referred to as "Association") has the responsibility to administer the affairs of the Association on behalf of all Owners; and

WHEREAS, the Board of Managers ("Board") and the Owners desire to amend the By-Laws to provide for the orderly operation of the property; and

WHEREAS, this Amendment shall supersede and replace the prior amendment that modified Article 1, Section 1 of the By-Laws that was recorded under Document Number 26470827 in the Cook County Recorder of Deed's Office; and

WHEREAS, pursuant to Article V of the By-Laws, the By-Laws may be amended from time to time by action or approval of the voting members having at least three-fourths (3/4) of the total votes, provided, however, that no provision in the By-Laws is amended to conflict with the provisions of the Condominium Property Act; and

**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

hereby amended as follows:

WHEREAS, said instrument has been approved by at least 75% of the Unit Owners as evidenced by the ballots attached hereto and made a part of this amendment; and

NOW, THEREFORE, the Association hereby declares that the By-Laws be and are

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Article II, Section 1 of the By-laws is hereby amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike-out~~):

ARTICLE I

MEMBERS

Article I, Section 1 of the By-laws is hereby amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike-out~~):

SECTION 1: The direction and administration of the Property shall be vested in a Board of Managers (hereinafter referred to as the "Board") consisting of ~~five (5)~~ three (3) persons who shall be elected in the manner hereinafter provided. Each member of the Board shall be one of the Unit Owners, provided, however, that in the event a Unit Owner is a corporation, partnership, trust or other legal entity, other than a natural person or persons, then any officer or director of such corporation, partner of such partnership, beneficiary of such trust or manager of such other legal entity, shall be eligible to serve as a member of the Board.

ARTICLE II

BOARD OF MANAGERS

SECTION 1: At the initial meeting the voting members shall elect a Board from among the Unit Owners. In all elections for members of the Board, each voting member shall be entitled to vote on a non-cumulative voting basis, and the candidates receiving the highest number of votes shall be elected. The members holding a majority of the total number of members on the Board shall constitute a quorum. Members of the Board elected at the initial meeting shall serve until the first annual meeting. At the first annual meeting and at each successive annual meeting thereafter, members of the Board shall be elected for a term of ~~one (1)~~ two (2) years and may succeed themselves for subsequent terms. At the next annual meeting following adoption of this Amendment, the newly elected Board shall designate two (2) newly elected board members to serve two (2) year terms and one (1) newly elected board member to serve a one (1) year term. Thereafter and in perpetuity successors shall be elected for two (2) year terms. Members of the Board shall receive no compensation for their services, unless allowed by the Board at the direction of the voting members having three-fourths (3/4) of the total votes. Vacancies in the Board, shall be filled by election by the voting members present at the next annual meeting or at a special meeting of the voting members called for such purpose. Except as otherwise provided in the By-Laws the property shall be managed by the Board and the Board shall act by majority vote of those present at its meetings when a quorum exists. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

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Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration and By-Laws shall continue in effect without change.

APPROVED THIS 4 DAY OF May, 2016.

HARMONY TERRACE CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
Its President

ATTEST:
By: [Signature]
Secretary

Sworn to and subscribed before me this 4 day of May, 2016

[Signature]
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

HARMONY TERRACE CONDOMINIUM

UNITS 201, 202, 203, 204, 205, 206, 207, 301, 302, 303, 304, 305, 306, 307, 401, 402, 403, 404, 405, 406, 407, 501, 502, 503, 504, 505, 506, 507, 601, 602, 603, 604 AND 605 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HARMONY TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 1 TO 3 IN BLOCK 2 IN THE HEART OF DES PLAINES, A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 68 IN THOMAS RE SUBDIVISION OF LOTS 11 TO 30 IN THE ORIGINAL TOWN OF RAND, NOW DES PLAINES, IN PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 69 AND 70, EXCEPT THAT PART THEREOF IN SNOW STREET; IN THOMAS SUBDIVISION OF LOTS 11 TO 30 IN THE ORIGINAL TOWN OF RAND, NOW DES PLAINES, IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON AUGUST 27, 1980 AS DOCUMENT NO. 25563146.

Commonly Known As: 555 Graceland Avenue
Des Plaines, IL 60016

Permanent Index Number: 09-17-409-026-1001
Through and including: 09-17-409-026-1033

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the By-Laws of Harmony Terrace Condominium Association concerning the elimination of cumulative voting, reduction in board size from 5 to 3 members and two year board terms:

AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Jeff May
JEFF MAY

(signature)

(print name)

DATE: 3-8-16, 2016

Property Address of Unit: _____ 201 _____

Unit % of Ownership in Common Elements 2853

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Melissa M. Abel (signature)

MELISSA M. ABEL (print name)

DATE: MARCH 12, 2016

Property Address of Unit: 555 GRACELAND AVE.
#202.

Unit % of Ownership in Common Elements 2.994

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

X Joanna Chablowki (signature)

Joanna Chablowki (print name)

DATE: 3/8/2016, 2016

Property Address of Unit: 555 Gracewood
#203

Unit % of Ownership in Common Elements 2.924

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Nancy Schaper (signature)

_____ (print name)

DATE: 2/19, 2016

Property Address of Unit: #204

Unit % of Ownership in Common Elements 31%

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Frances E. McParlin (signature)

FRANCES E. McPARLIN (print name)

DATE: 3/14/16, 2016

Property Address of Unit: 555 GRACELAND AVE #206
DES PLAINES, IL 60016

Unit % of Ownership in Common Elements 2994

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Gayle Eisen (signature)

GAYLE EISEN (print name)

DATE: March 11, 2016

Property Address of Unit: 207

Unit % of Ownership in Common Elements 2.853

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Shawn P. Masters (signature)

SHAWN P. MASTERS (print name)

DATE: MARCH 18, 2016

Property Address of Unit: 555 GRASSLAND #301
DES PLAINES, IL 60016

Unit % of Ownership in Common Elements 2.887

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Milijana Djokic (signature)

MILIJANA DJOKIC (print name)

DATE: 04/22, 2016

Property Address of Unit: 555 GRACELAND AVE. Apt #302
DES PLAINES, 60016, IL

Unit % of Ownership in Common Elements 3.029

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the By-Laws of Harmony Terrace Condominium Association concerning the elimination of cumulative voting, reduction in board size from 5 to 3 members and two year board terms:

AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Joan M Schaefer (signature)

JOAN M SCHAEFER (print name)

DATE: Feb 28, 2016

Property Address of Unit: 303

Unit % of Ownership in Common Elements 2.935%

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:



I am in favor of the proposed By-Law amendment and support it.



I oppose the proposed By-Law amendment and object to it.

OWNER:

Maribeth Robin

(signature)

Maribeth Robinson

(print name)

DATE: March 8, 2016

Property Address of Unit:

555 Graceland Unit 304

Des Plaines, IL 60016

Unit % of Ownership in Common Elements

3.183%

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Jeanne Kalas (signature)

Jeanne Kalas (print name)

DATE: 3/8, 2016

Property Address of Unit: 555 Graceland #306

D.P. 60016

Unit % of Ownership in Common Elements 3.006

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.
Linda

I oppose the proposed By-Law amendment and object to it.

OWNER:

_____ (signature)

_____ (print name)

DATE: _____, 2016

Property Address of Unit: #307

Unit % of Ownership in Common Elements 2.864

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER: *Dennis P. Farrell* (signature)

DENNIS P. FARRELL (print name)

DATE: 4/26/16, 2016

Property Address of Unit: 555 GRACELAND, 401
Deep Plains, NC 27516

Unit % of Ownership in Common Elements 2.899

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Joyce A. Rattiff (signature)

Joyce A. Rattiff (print name)

DATE: 3/8, 2016

Property Address of Unit: 555 Graceland Ave #402

Unit % of Ownership in Common Elements 3.041

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Margie Hupalo (signature)

Margie Hupalo (print name)

DATE: 3-16, 2016

Property Address of Unit: 555 Graceland Ave, Unit 403
Des Plaines IL 60016

Unit % of Ownership in Common Elements 2.970

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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Regarding the proposed Amendment to the By-Laws of Harmony Terrace Condominium Association concerning the elimination of cumulative voting, reduction in board size from 5 to 3 members and two year board terms:

AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Carolyn Biedron (signature)

CAROLYN BIEDRON (print name)

DATE: March 8, 2016

Property Address of Unit: 555 Araceland #405

Des Plaines, Ill. 60016

Unit % of Ownership in Common Elements 2.970

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Valeria (signature)

Valeria & Elena Scamata (print name)

DATE: 4-23-16, 2016

Property Address of Unit: 406

Unit % of Ownership in Common Elements 3.041

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Katelyn Kilbourne (signature)

Katelyn Kilbourne (print name)

DATE: 4/24, 2016

Property Address of Unit: 555 Graceland Ave
Unit 407

Unit % of Ownership in Common Elements 2.899

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Jeanne Picchetti (signature)

Jeanne Picchetti (print name)

DATE: 5/1, 2016

Property Address of Unit: 555 Grandd
Unit 502

Unit % of Ownership in Common Elements 3.077

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Marcin Mazur (signature)

MARCIN MAZUR (print name)

DATE: 4/2, 2016

Property Address of Unit: 555 GRACELANDS AVE UNIT 505

Unit % of Ownership in Common Elements 3.006

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

+ Bishop Peter (signature)

BISHOP PETER
HOLY VIRGIN PROTECTION (print name)

DATE: 29 April, 2016

Property Address of Unit: UNIT 506

Unit % of Ownership in Common Elements 3076

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

 (signature)

RICHARD K COFFEY (print name)

DATE: 4-5-2016, 2016

Property Address of Unit: 555 Grandview # 601

Des Plaines IL 60016

Unit % of Ownership in Common Elements 2.970

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HARMONY TERRACE CONDOMINIUM ASSOCIATION

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Antonia Santoro (signature)

_____ (print name)

DATE: 3/22/16, 2016

Property Address of Unit: #602

Unit % of Ownership in Common Elements 3.112

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

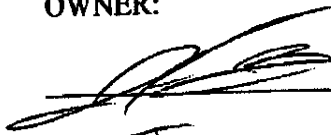


I am in favor of the proposed By-Law amendment and support it.



I oppose the proposed By-Law amendment and object to it.

OWNER:



(signature)

JORDAN MANN

(print name)

DATE: Feb 6, 2016

Property Address of Unit: 555 GRACELAND AVE UNIT 605
DES PLAINES, IL 60016

Unit % of Ownership in Common Elements 3.112

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AMENDMENT REGARDING CUMULATIVE VOTING, REDUCTION IN BOARD SIZE AND BOARD TERMS:

I am in favor of the proposed By-Law amendment and support it.

I oppose the proposed By-Law amendment and object to it.

OWNER:

Lynn Janke (signature)

Lynn Janke (print name)

DATE: 2/27, 2016

Property Address of Unit: 555 Graceland Ave #603
Des Plaines, IL 60016

Unit % of Ownership in Common Elements 3.855%