

# UNOFFICIAL COPY

**AMENDMENT TO THE  
DECLARATION AND BYLAWS  
FOR THE  
227 CONDOMINIUM ASSOCIATION**



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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2016 12:30 PM Pg: 1 of 25

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the By-laws (hereafter the "Declaration and By-laws") for the 227 Condominium Association, (hereafter the "Association"), which By-laws were recorded with the Amended and Restated Declaration of Condominium Ownership for the Association on March 4, 2015 as Document Number 1506334050, 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.

This Amendment is adopted pursuant to the provisions of Article VI, of the By-laws which provides that the By-laws may be amended or modified from time to time by action or approval of a majority of the Unit Owners (as such majority is defined in the Declaration). No amendment is effective until recorded.

## RECITALS

WHEREAS, by the Declaration and By-laws recorded in the Office of the Recorder of Deeds of Lake County, Illinois, the Property has been subjected to the covenants contained therein; and

WHEREAS, the Board of Directors and the Owners desire to amend the Declaration and By-laws in order to provide for the orderly operation of the Property; and

WHEREAS, the following Amendment has been approved by a majority of the Unit Owners, as evidenced by the attached ballots.

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

Pamela J. Park, ESQ.  
Kovitz Shifrin Nesbit  
175 N. Archer Avenue  
Mundelein, IL 60060 — (847) 537-0500

**NOW, THEREFORE**, the By-laws for the 227 Condominium Association are hereby amended in accordance with the text which follows (deletions are struck out, additions are underlined):

CCRD REVIEW *Rustio*

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1. ARTICLE IV, shall be amended as follows:

Section 1. The Board shall cause to be prepared an estimated annual budget for each fiscal calendar year of the Association. Such budget shall take into account the estimated common expenses and cash requirements for the year, including salaries, wages, payroll taxes, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, power and other common expenses (as distinguished from individual mortgage payments, real estate taxes and individual telephone, electricity and other individual utility expenses billed or charged to the separate Unit Owners on an individual or separate basis rather than a common basis). The annual budget shall also take into account the estimated net available cash income for the year from the operation or use of the laundry and other Common Elements. The annual budget shall provide for a reserve for contingencies for the year and a reserve for replacements, in reasonable amounts as determined by the Board. To the extent that the assessments and other cash income collected from the Unit Owners during the preceding year shall be more or less than the expenditures for such preceding year, the surplus or deficit, as the case may be, shall also be taken into account.

Section 2. The estimated annual budget for each fiscal calendar year shall be approved by the Board, and copies thereof shall be furnished by the Board to each Unit Owner, not later than 90 days after the beginning of such year. On or before the first day of the first month and of each succeeding month of the year covered by the annual budget, each Unit Owner shall pay, as his respective monthly assessment for the common expenses, one-twelfth (1/12) of his proportionate share of the common expenses for such year as shown by the annual budget. Such proportionate share for each Unit Owner shall be in accordance with his respective ownership interest in the Common Elements as set forth in Exhibit "B" to the Declaration. The Board may cause to be sent to each Unit Owner on or before the first day of each month a statement of the monthly assessment of such Unit Owner for such month, but the failure to send or to receive such monthly statement shall not relieve any Unit Owner of his obligation to pay his monthly assessment on or before the first day of each month. In the event that the Board shall not approve an estimated annual budget or shall fail to determine new monthly assessments for any year, or shall be delayed in doing so, each Unit Owner shall continue to pay such month the amount of his respective monthly assessment as last determined. Each Unit Owner shall pay his monthly assessment on or before the first day of each month to the manager or managing agent or as may be otherwise directed by the Board. No Unit Owner shall be relieved of his obligation to pay his assessments for common expense by abandoning or not using his Unit or the Common Elements.

Section 3. (a) Each Unit Owner shall receive notice, in the same manner as provided for in the Condominium Property Act for membership meetings, of any meeting of the Board concerning the adoption of the proposed annual budget and regular assessments pursuant thereto or to adopt a separate (special) assessment.

(b) Except as provided in subsection (d) below, if an adopted budget or any separate assessment by the Board would result in the sum of all regular and separate assessments payable in the current fiscal year exceeding one hundred fifteen percent (115%) of the sum of all regular and separate assessments payable during the preceding fiscal calendar year, the Board, upon written petition by Unit Owners with twenty percent (20%) of the votes of the Association delivered to the Board within fourteen (14) days of the Board action, shall call a meeting of the Unit Owners within thirty (30) days of the date of

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delivery of the petition to consider the budget or separate assessment. Unless a majority of the total votes of the Unit Owners are cast at the meeting to reject the budget or separate assessment, it is ratified.

(c) Any Common Expense not set forth in the budget or any increase in assessment over the amount adopted in the budget shall be separately assessed against all Unit Owners.

(d) Separate assessments for expenditures relating to emergencies or mandated by law may be adopted by the Board without being subject to Unit Owner approval or the provisions of item (b) above or item (c) below. As used herein, "emergency" means an immediate danger to the structural integrity of the Common Elements or to the life, health, safety or property of the Unit Owners.

(e) Assessments for additions and alterations to the Common Elements or to Association-owned property not included in the adopted annual budget, shall be separately assessed and are subject to approval of two-thirds of the total votes of all Unit Owners.

(f) The Board may adopt separate assessments payable over more than one fiscal calendar year. With respect to multi-year assessments not governed by items (d) and (e), the entire amount of the multi-year assessment shall be deemed considered and authorized in the first fiscal calendar year in which the assessment is approved.

**This Amendment shall become effective upon its 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 By-laws and any amendments thereto shall continue in effect without change.**

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## EXHIBIT A

### LEGAL DESCRIPTION

Units 2E through 13E and 2W through 13W as delineated on Survey of the following described parcel of Real Estate (hereinafter referred to as "parcel"): Lot 43 in Allmendinger's Lake Shore Drive Addition to Chicago, being a Subdivision of part of Block 13 Canal Trustee's Subdivision of the South Fractional quarter of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to Declaration made by Chicago Title and Trust Company as Trustee under Trust No. 53268, and in the Office of the Recorder of Cook County, Illinois as Document No. 20878494, together with its undivided percentage interest in the common elements, in Cook County, Illinois

<b>Unit</b>	<b>Pin</b>	<b>Commonly known as (for informational purposes only)</b>
2W	17-03-214-013-1001	227 E WALTON ST 2W CHICAGO, IL. 60611-6510
2E	17-03-214-013-1002	227 E WALTON PL 2E CHICAGO, IL. 60611-1688
3W	17-03-214-013-1003	227 E WALTON PL 3W CHICAGO, IL. 60611-1688
3E	17-03-214-013-1004	227 E WALTON ST 3E CHICAGO, IL. 60610-3102
4W	17-03-214-013-1005	227 E WALTON ST 4W CHICAGO, IL. 60610-3102
4E	17-03-214-013-1006	227 E WALTON ST 4E CHICAGO, IL. 60611-6510
5W	17-03-214-013-1007	227 E WALTON ST 5W CHICAGO, IL. 60610-3102
5E	17-03-214-013-1008	227 E WALTON PL 5E CHICAGO, IL. 60611-1684
7W	17-03-214-013-1011	227 E WALTON PL 7W CHICAGO, IL. 60611-1684
7E	17-03-214-013-1012	227 E WALTON PL 7E CHICAGO, IL. 60611-1684
8W	17-03-214-013-1013	227 E WALTON ST 8W CHICAGO, IL. 60610-3102
8E	17-03-214-013-1014	227 E WALTON ST 8E CHICAGO, IL. 60610-3102
9W	17-03-214-013-1015	227 E WALTON PL 9W CHICAGO, IL. 60611-1680
9E	17-03-214-013-1016	227 E WALTON ST 9E CHICAGO, IL. 60610-3102
10W	17-03-214-013-1017	227 E WALTON PL 10W CHICAGO, IL. 60611-1680
10E	17-03-214-013-1018	227 E WALTON ST 9E CHICAGO, IL. 60611-6510
11W	17-03-214-013-1019	227 E WALTON ST 11W CHICAGO, IL. 60610-3102
11E	17-03-214-013-1020	227 E WALTON ST 11E CHICAGO, IL. 60610-3102
12W	17-03-214-013-1021	227 E WALTON PL 12W CHICAGO, IL. 60611-1536
12E	17-03-214-013-1022	227 E WALTON PL 12E CHICAGO, IL. 60611-6510
13W	17-03-214-013-1023	227 E WALTON PL 13W CHICAGO, IL. 60611-1536
13E	17-03-214-013-1024	227 E WALTON PL 13E CHICAGO, IL. 60611-1536
6W	17-03-214-013-1025	227 E WALTON PL 6W CHICAGO, IL. 60611-1684
6E	17-03-214-013-1026	227 E WALTON PL 6E CHICAGO, IL. 60611-1684

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## EXHIBIT B

### AFFIDAVIT OF OWNER APPROVAL

I, ZORIAN BALUCH, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the 227 Condominium Association, and that the foregoing Amendment was approved by a majority of the Unit Owners in accordance with Article VI of the By-laws.



Secretary of the 227 Condominium Association

Subscribed and sworn to before me  
this 31 day of March, 2016.



Notary Public



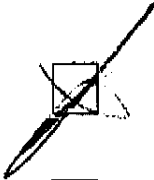
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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:



I Agree The Amendment Should Be Passed.



I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

*Louise A. Decker*  
*Henry J. Decker*

Property Address:

*227 E Wacker 7E*  
*Chicago Ill 60611*

*FAX to*

*Sub-Prop Mgmt*

*312-751-*

*Co Isela*

*1730*

*Gaspar*

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

OUTI UEDA - 2W  
\_\_\_\_\_

Property Address:

227 E. WALTON, 2W CHICAGO, IL 60611

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

Rosemary O'Hara  
Jordan  
122 E

Property Address:

\_\_\_\_\_

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S): Caitlin Kammerait  
Caitlin Kammerait

Property Address: 227 E Walton Pl - Unit 10W

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

*Jefferson Leeper Smith*  
*Robert E. Smith*

Property Address:

*227 E. Walton, Apt 4E*

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

Gerald M. Sytar Gerald M. Sytar  
Cherylyn Hardman-Sytar (Cherylyn Hardman-Sytar)

Property Address:

227 E. Walton Unit 12W

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

ADAM GREEN / LISA SIEGEL  
*Adam Green / Lisa Siegel*

Property Address:

227 E WALTON PL APT 9W

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

Robert P. Stagman ROBERT G. STAGMAN  
Heck Stagman

Property Address:

227 East Walton Place, Apt. 8E,  
Chicago, Illinois 60611

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:



I Agree The Amendment Should Be Passed.



I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

Harold Weissman  
Rita Weissman

Property Address:

227 E. WALTON PL.

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

BOZIAN BALUCH  
4W



Property Address:

227 S. WOLTON

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S): Julie Repsold  
[Signature]

Property Address: 227 E Walton Place 13W

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

Cassidy Thompson

Property Address:

227 E. Wacker 13E

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:



I Agree The Amendment Should Be Passed.



I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

*Michael Nathanson*

*Michael Nathanson*

Property Address:

*227 E Walton*

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

Mary & Myron Dasilva

Property Address:

227 E Walton, BW

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## 227 CONDOMINIUM ASSOCIATION

### BALLOT

Regarding the proposed Amendment to the By-Laws of the 227 Condominium Association, specifically regarding the requirements for the fiscal year:

I Agree The Amendment Should Be Passed.

I Do Not Agree The Amendment Should Be Passed.

OWNER(S):

*Christina J. Medley*  
*204 E. Walton Place*

Property Address:

*11 of W*  
*Chicago, Illinois, 60611-1680*

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I agree amendment should be passed

I don't agree amendment should be passed

owner(s) Debra D. Parkin  
Unit # 11E

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Agree amendment should be passed

I do not agree amendment should be passed

Owners) [Signature]

Unit # 513

Property  
County Clerk's Office

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Property

I agree amendment should be passed

I do not agree amendment should be passed

owner(s) Joceelyn Slotter  
Unit # 6W

County Clerk's Office

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I agree amendment should be passed.

I do not agree the budget should be passed

Owner(s) \_\_\_\_\_  
Unit # \_\_\_\_\_

Veda

---

yes

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Agree Amendment should be passed

Do not agree the amendment should be passed

Owner(s) Gregory Moya

Unit # 301

Property  
County Clerk's Office