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Doc#: 1625656083 Fee: \$48.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2016 12:25 PM Pg: 1 of 6

WILLIAM J. LAPELLE
LAW OFFICES OF WILLIAM J. LAPELLE PC
ONE NORTFIELD PLAZA #528
NORTHFIELD, ILLINOIS 60093

(This Space for Recorder's Use Only)

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR
560 W. FULTON CONDOMINIUM**

This First Amendment ("First Amendment") to the Declaration of Condominium Ownership Easements, Restrictions, Covenants and By-Laws for 560 W. Fulton Condominium, is made and entered into this 22 day of August, 2016, by the Board of Directors of 560 W. Fulton Condominium Association ("Board").

WITNESSETH:

The Property as described on Exhibit A, attached hereto and made a part hereof, was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership Easements, Restrictions, Covenants and By-Laws for 560 W. Fulton Condominium, recorded with the Cook County Recorder of Deeds on February 1, 2000, as Document No. 00082413 (the "Declaration"); and

The Board and the Unit Owners desire to amend the Declaration to modify the number of units allowed to be leased and restrict short term leasing of units; and

Declaration, Section 15.08 of the Declaration requires that (i) the provisions of the Condominium Instrument may be changed, modified or rescinded by an written instrument setting forth such changes, modifications or rescissions signed and acknowledged by the President or a Secretary of the Board and approved by Unit Owners having in the aggregate at least sixty-seven percent (67%) of the total vote at a meeting called for that purpose and all holders of first mortgages have been notified by certified mail of such change, modification or rescission and an affidavit by the Secretary of the Association certifying to such mailing is a part of such instrument.

The First Amendment set forth below has been approved by Unit Owners having in the aggregate at least sixty-seven percent (67%) of the total vote at a meeting called for that purpose and has been mailed by certified mail to all holders of first mortgages, not less than ten (10) days

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before the date of such affidavit as referenced by Exhibit B, attached hereto and made a part hereof.

NOW, THEREFORE, the Declaration is amended as follows:

A. Section 13.07 of the Declaration is amended by deleting the 4th sentence thereof in its entirety and by substituting the following in lieu thereof:

“Further, no more than fifteen percent (15%), in number, of Residential Units may, in the aggregate, be leased at any given time without the prior written consent of the Board or the managing agent of the Property acting in accordance with the Board’s direction.”

B. Article XIII, Section 13.07 Limits and Lease Terms of the Declaration is amended by deleting the 1st sentence thereof in its entirety and by substituting the following in lieu thereof:

“No Residential Unit shall be leased or subleased for hotel and/or transit purposes for terms less than six (6) months. No units may be used for airbnb or similar short term leasing purposes).”

Except as expressly set forth herein, the Declaration and By-Laws shall remain in full force and effect.

IN WITNESS WHEREOF, the Board and approving Unit Owners have duly executed this Amendment on the day and year first above written.

BOARD OF DIRECTORS OF THE 650 W.
FULTON CONDOMINIUM ASSOCIATION:

Felice Gertz
Felice Gertz

Vince DiBenedetto
Vincent Dibenedetto

Janet Giambrone
Janet Giambrone

Martyn Smith
Martyn Smith

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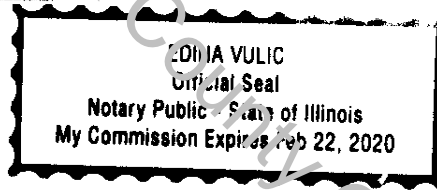
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Edina Vulic, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Felice Gertz, Vincent Dibenedetto, Janet Giambrone and Martyn Smith being all of the Directors of 560 W. Fulton Condominium Association personally known to me to be the same persons whose names are subscribed to the foregoing First Amendment to the Declaration of Condominium Ownership Easements, Restrictions, Covenants and By-Laws for 560 W. Fulton Condominium, appeared before me this day in person and acknowledged that they signed and delivered said Amendment as their free and voluntary act and as the free and voluntary act of 560 W. Fulton Condominium Association for the uses and purposes set forth therein.

Given under my hand and notarial seal this 1 day of September, 2016.



Notary Public



Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION AND PINs

PARCELS 1: UNIT NUMBERS 201-208; 301-308; 401-408; 501-508; AND 601-608 IN THE 560 W FULTON CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 4 IN FULTON STATION 1ST RE-SUBDIVISION, BEING A RE-SUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THERE OF RECORDED AUGUST 4, 1998 AS DOCUMENT 98682131, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 1 2000 IS DOCUMENT NUMBER 00082413, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. PARCEL 2 EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT 98710624 AND AS AMENDED FROM TIME TO TIME.

UNIT	PIN
201	17-09-303-087-1001
202	17-09-303-087-1002
203	17-09-303-087-1003
204	17-09-303-087-1004
205	17-09-303-087-1005
206	17-09-303-087-1006
207	17-09-303-087-1007
208	17-09-303-087-1008
301	17-09-303-087-1009
302	17-09-303-087-1010
303	17-09-303-087-1011
304	17-09-303-087-1012
305	17-09-303-087-1013
306	17-09-303-087-1014
307	17-09-303-087-1015
308	17-09-303-087-1016
401	17-09-303-087-1017
402	17-09-303-087-1018
403	17-09-303-087-1019
404	17-09-303-087-1020
405	17-09-303-087-1021
406	17-09-303-087-1022
407	17-09-303-087-1023

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408	17-09-303-087-1024
501	17-09-303-087-1025
502	17-09-303-087-1026
503	17-09-303-087-1027
504	17-09-303-087-1028
505	17-09-303-087-1029
506	17-09-303-087-1030
507	17-09-303-087-1031
508	17-09-303-087-1032
601	17-09-303-087-1033
602	17-09-303-087-1034
603	17-09-303-087-1035
604	17-09-303-087-1036
605	17-09-303-087-1037
607	17-09-303-087-1038
608	17-09-303-087-1039

COMMONLY KNOWN AS:

560 WEST FULTON
CHICAGO, ILLINOIS 60661

Property of Cook County Clerk's Office

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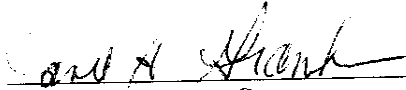
EXHIBIT B

SECRETARY'S CERTIFICATION

I, Janet Giambrone, being first duly sworn on oath, do hereby state that:


1. I am the duly elected, qualified and acting Secretary of 560 W. Fulton Condominium Association.
2. I am the keeper of the corporate records of such Association.
3. This Amendment to the Declaration of Condominium Ownership Easements, Restrictions, Covenants and By-Laws for 560 W. Fulton Condominium was approved by Unit Owners having in the aggregate at least sixty-seven percent (67%) of the total vote at a meeting called for that purpose and all holders of first mortgages have been notified by certified mail of such change, modification or rescission.

FURTHER AFFIANT SAYETH NOT.

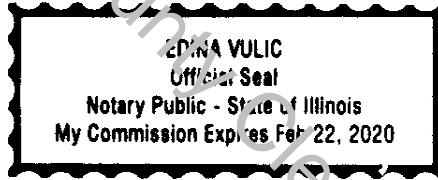

 Janet Giambrone, Secretary
 560 W. Fulton Condominium Association

Signed and sworn to me before me

This 1st day of September, 2016



Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE