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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2016 03:12 PM PG: 1 OF 6

**THIS DOCUMENT HAS BEEN  
PREPARED BY, AND AFTER  
RECORDATION SHOULD BE  
RETURNED TO:**

**Kovitz Shifrin Nesbit  
175 North Archer Avenue  
Mundelein, Illinois 60060  
Attn: David M. Bondoff, Esq.**

**AMENDMENT TO  
THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
WASHINGTON COMMONS CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants (hereafter the "Declaration") for Washington Commons Condominium Association (hereafter the "Association"), which Declaration was recorded on April 30, 2002, as Document No. 0020491315 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "1", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Section 27(b) of the Illinois Condominium Property Act (the "Act"), 765 ILCS 605/27. The amendment may be adopted by a vote of two-thirds (2/3) of the members of the Board of Managers at a meeting called for this purpose unless the Board of Managers' action is rejected by a majority of the votes of the unit owners at a meeting of the unit owners duly called for that purpose pursuant to a written petition of the unit owners having twenty percent (20%) of the votes of the Association filed within thirty (30) days after the action of the Board of Managers to approve the amendment.

## RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

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CCRD REVIEW

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WHEREAS, the Declaration is internally inconsistent in that Article XIV, Section 1(a) of the Declaration provides for a five (5) member Board and Article XIV, Section 1(b) of the Declaration provides for a three (3) member Board in multiple references; and

WHEREAS, the Association has historically operated with a three (3) member Board, and the Board desires to correct the error in the Declaration; and

WHEREAS, Section 27(b)(1) of the Act provides a procedure for amending the Declaration to correct omissions and other errors in the Declaration; and

WHEREAS, this amendment to the Declaration was approved by at least two-thirds (2/3) of the members of the Board of Managers of the Association at a duly called meeting held August 21, 2016; and

WHEREAS, the requisite number of unit owners failed to submit a written petition to the Board of Managers within thirty (30) days of the Board of Managers' action, as provided by Section 27(b)(3) of the Act.

NOW THEREFORE, Article XIV, Section 1(a) of the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Washington Commons Condominium Association is hereby amended in accordance with the text which follows (additions in text are indicated by double underline; deletions by ~~strike-outs~~):

“(a) The direction and administration of the Property shall be vested in a Board of Managers, consisting of ~~five (5)~~ three (3) persons who shall be appointed or elected in the manner herein provided. Each member of the Board shall be one of the Unit Owners and shall reside on the Property, 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, director, or other designated agent of such corporation, partner of such partnership, beneficiary or other designated agent of such trust or manager of such other legal entity, shall be eligible to serve as a member of the Board, provided such person must reside on the Property unless he is a Board member nominated by the Developer.”

Except as expressly provided in this amendment, the remaining provisions of the Declaration are hereby confirmed and ratified and shall continue in full force and effect without change.

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## PRESIDENT'S SIGNATURE PAGE

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I AASIM MERCHANT, am the President of the Board of Managers of 257 Washington Commons Association, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 21<sup>st</sup> day of AUGUST, 2016.

BY: Aasim Merchant  
President

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## BOARD MEMBER APPROVAL

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

We, the undersigned, constitute at least two-thirds (2/3) of the members of the Board of Managers of the 257 Washington Commons Association established by the aforesaid Declaration of Condominium Ownership. By our signatures below, we hereby approve of and consent to this Amendment to the Declaration pursuant to Section 27(b)(1) of the Illinois Condominium Property Act. In witness, whereof we have cast our votes and signed this document in favor of this Amendment at a duly called meeting of the Board of Managers of 257 Washington Commons Association held on AUGUST 21<sup>st</sup>, 2016.

Aasim Merchant  
Printed name: AASIM MERCHANT

Richard Lapka  
Printed name: RICHARD LAPKA

Atul MohlaJee  
Printed name: ATUL MOHLAJEE

Being the members of  
the Board of Managers of 257 Washington  
Commons Association

ATTEST: Atul MohlaJee  
Secretary

8/21/2016

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## AFFIDAVIT OF SECRETARY

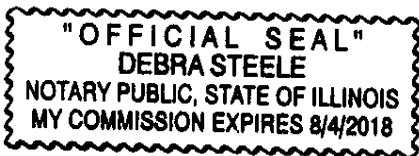
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, ATUL MOHLAJEE, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of 257 Washington Commons Association and as such Secretary and keeper of the books and records of said condominium I further state that the foregoing amendment was approved by at least two-thirds (2/3) of the members of the Board of Managers of said condominium, at a meeting of the Board of Managers duly noticed and convened and held for that purpose on AUGUST 21<sup>ST</sup>, 2016 at which a quorum was present throughout, and such approval has not been altered, modified, or rescinded in any manner but remains in full force and effect, and that a copy of the foregoing Amendment either was delivered personally to each unit owner of the Association or was sent to each unit owner in the Association at the address of the unit or such other address as the owner has provided to the Board of Managers for purposes of mailing notices. I further state the unit owners did not file a petition with the Board, pursuant to the requirements of Section 27(b)(3) of the Illinois Condominium Property Act, objecting to the adoption of this Amendment to the Declaration.

Atul Mohlajee  
Secretary of the  
257 Washington Commons Association

SUBSCRIBED AND SWORN to  
before me this 22 day  
of Sept, 2016

Debra Steele  
Notary Public



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## **EXHIBIT "1"** **LEGAL DESCRIPTION**

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, P1, P2, P3, P4, P5, P6, P7, P8, P9, P10 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THE EAST 40 FEET) ALL OF LOT 2 AND THE EAST 10 FEET OF LOT 3 IN CLOSE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND LOT 16 TO 23 INCLUSIVE IN BLOCK 45, LOTS 1 TO 11 INCLUSIVE IN BLOCK 48, LOTS 1 TO 13 INCLUSIVE IN THE SOUTH 25 FEET OF LOT 4 IN BLOCK 55 AND LOT 23 IN RESUBDIVISION OF BLOCK 58 IN RICHLAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020491315 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly Known As: 257 West Washington  
Oak Park, Illinois 60302

Permanent Index Number: 16-08-319-045-1001  
through and including: 16-08-319-045-1020