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**AMENDMENT TO THE
DECLARATION OF
COVENANTS,
CONDITIONS,
RESTRICTIONS AND
EASEMENTS FOR THE
3500 CLUB
TOWNHOMES**



Doc# 1627819088 Fee \$94.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 11:35 AM PG: 1 OF 29

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Covenants, Conditions, Restrictions and Easements (hereafter the "Declaration") for the 3500 Club Townhomes Homeowners Association (hereafter the "Association"), which Declaration was recorded on April 11, 2000 as Document Number 00253165 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 Article Eight, Section 8.03 of the Declaration. Said Section provides that any amendment must be approved by two-thirds (2/3) of the Units as well as signed and acknowledged by the Board. No amendment shall become effective until recorded.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

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

WHEREAS, the following amendment has been approved by two-thirds (2/3) of the Townhouses, which approvals are attached hereto and made a part hereof; and

WHEREAS, an officer of the Association has attested to said Owner approval by execution of Exhibit B attached hereto and made a part hereof.

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

Kerry T. Bartell, Attorney at Law
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060 — (847) 537-0500

CCRD REVIEW

Attachments and Exhibits - Page 1

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NOW, THEREFORE, the Declaration is hereby amended as follows (additions in text are indicated by double underline and deletions in text are indicated by ~~strike-out~~):

1. Article Four, Section 4.01

Maintenance, Repair and Replacement of Townhouses. Each Owner shall furnish and be responsible, at his own expense, for all of the maintenance, snow and ice removal, repairs and replacements for his Townhouse and shall keep his Townhouse in good condition and repair except as provided herein. This obligation shall include the maintenance, repairs and replacement of all exterior surfaces of a Townhouse, including windows, flashing around windows, screens, doors, chimneys, decks, balconies, balcony railings and any other Improvements located on the Townhouse owned by an Owner. The Association shall be responsible for maintenance, repair and replacement of the following exterior portions of the Townhouses: roofs, exterior surfaces other than as provided in the previous sentence, fences adjacent to Belmont and Drake, gangways, third floor catwalk, and the metal overhangs over the windows. In the event any Townhouse is damaged or destroyed, the Owner shall replace, repair and/or restore the Townhouse to substantially the same condition and appearance as existed prior to such damage or destruction.

2. Article Four, Section 4.03

Roofs. If, in the opinion of the Board Architectural Control Committee, it becomes necessary to maintain, repair or replace the roofs (other than as a result of damage or destruction from a casualty or similar occurrence), then the Association shall be responsible for such maintenance, repair or replacement. The Association shall, upon an appropriate vote of the Board and membership of the Association, levy such special assessments or allocate capital reserves for the purpose of such roof replacement.

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 Declaration shall continue in effect without change.

APPROVED THIS 13 DAY OF September, 20 16 BY THE BOARD OF DIRECTORS OF 3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]



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Exhibit "A"

3500 Club Townhomes Homeowners Association

Legal Description: Lots 37 to 48 in Block 4 in the Subdivision of Part of the West Half of the Southeast Quarter of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 15, 1889 as document 1185671 in Book 36 of Plats, page 40, in Cook County, Illinois

Pin	Commonly known as (for informational purposes only)
13-23-409-060-0000	3209 N DRAKE AVE UNIT A CHICAGO, IL. 60618-5442
13-23-409-061-0000	3209 N DRAKE AVE UNIT B CHICAGO, IL. 60618-5442
13-23-409-062-0000	3209 N DRAKE AVE UNIT C CHICAGO, IL. 60618-5442
13-23-409-063-0000	3209 N DRAKE AVE UNIT D CHICAGO, IL. 60618-5442
13-23-409-064-0000	3209 N DRAKE AVE UNIT E CHICAGO, IL. 60618-5442
13-23-409-065-0000	3209 N DRAKE AVE UNIT F CHICAGO, IL. 60618-5442
13-23-409-066-0000	3209 N DRAKE AVE UNIT G CHICAGO, IL. 60618-5442
13-23-409-067-0000	3209 N DRAKE AVE UNIT H CHICAGO, IL. 60618-5442
13-23-409-068-0000	3209 N DRAKE AVE UNIT I CHICAGO, IL. 60618-5442
13-23-409-069-0000	3209 N DRAKE AVE UNIT J CHICAGO, IL. 60618-5442
13-23-409-070-0000	3209 N DRAKE AVE UNIT K CHICAGO, IL. 60618-5442
13-23-409-071-0000	3209 N DRAKE AVE UNIT L CHICAGO, IL. 60618-5442
13-23-409-072-0000	3209 N DRAKE AVE UNIT M CHICAGO, IL. 60618-5442
13-23-409-073-0000	3209 N DRAKE AVE UNIT N CHICAGO, IL. 60618-5441
13-23-409-074-0000	3209 N DRAKE AVE UNIT O CHICAGO, IL. 60618-5443
13-23-409-075-0000	3209 N DRAKE AVE UNIT P CHICAGO, IL. 60618-5441
13-23-409-076-0000	3209 N DRAKE AVE UNIT Q CHICAGO, IL. 60618-5443
13-23-409-077-0000	3524 W BELMONT AVE UNIT A CHICAGO, IL. 60618-5447
13-23-409-078-0000	3522 W BELMONT AVE UNIT B CHICAGO, IL. 60618-5447
13-23-409-079-0000	3520 W BELMONT AVE UNIT C CHICAGO, IL. 60618-5447
13-23-409-080-0000	3518 W BELMONT AVE UNIT D CHICAGO, IL. 60618-5447
13-23-409-081-0000	3516 W BELMONT AVE UNIT E CHICAGO, IL. 60618-5447
13-23-409-082-0000	3514 W BELMONT AVE UNIT F CHICAGO, IL. 60618-5447
13-23-409-083-0000	3512 W BELMONT AVE UNIT G CHICAGO, IL. 60618-5447
13-23-409-084-0000	3510 W BELMONT AVE UNIT H CHICAGO, IL. 60618-5447
13-23-409-085-0000	3508 W BELMONT AVE UNIT I CHICAGO, IL. 60618-5423
13-23-409-086-0000	3506 W BELMONT AVE UNIT J CHICAGO, IL. 60618-5423
13-23-409-087-0000	3504 W BELMONT AVE UNIT K CHICAGO, IL. 60618-5423
13-23-409-088-0000	3502 W BELMONT AVE UNIT L CHICAGO, IL. 60618-5423
13-23-409-089-0000	3500 W BELMONT AVE UNIT M CHICAGO, IL. 60618-5423
13-23-409-090-0000	3466 W BELMONT AVE UNIT N CHICAGO, IL. 60618-5446
13-23-409-091-0000	3464 W BELMONT AVE UNIT O CHICAGO, IL. 60618-5446
13-23-409-092-0000	3462 W BELMONT AVE UNIT P CHICAGO, IL. 60618-5446
13-23-409-093-0000	3460 W BELMONT AVE UNIT Q CHICAGO, IL. 60618-5446
13-23-409-094-0000	Common Area N DRAKE AVE CHICAGO, IL. 60618-5442

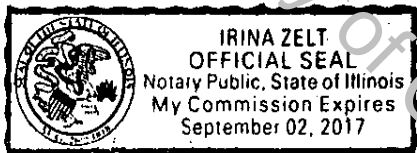
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EXHIBIT B

CERTIFICATION AS TO OWNER APPROVAL

I, Ashley French Hall, do hereby certify that I am the duly elected and qualified secretary for the 3500 Club Townhomes Homeowners Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association was duly approved by two-thirds (2/3) of the Owners, in accordance with the provisions of Article Eight, Section 8.03 of the Declaration.



Ashley French Hall
Secretary

Sworn to and subscribed before me this
13th day of September, 2016

[Signature]
Notary Public

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.



Signature line

Hope Blegen Atkiss

Printed Name

Property Address: 3209 N. Drake Unit # A
Chicago, Illinois

Percentage of Ownership: 100 %

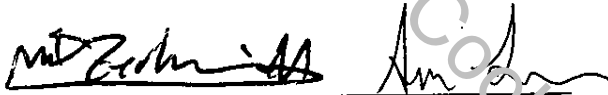
UNOFFICIAL COPY

3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.


Signature line

Hicham Zerhouni & Anna Lusero
Printed Name

Property Address: 3209 N Drake Ave Unit # B
Chicago, Illinois

Percentage of Ownership: 100 %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Signature line



Printed Name

MYKHAYLO VASENDA

Property Address:

3209 N. Drake Ave
Chicago, Illinois

Unit # C

Percentage of Ownership: 100 %

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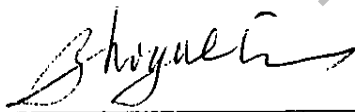


3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.



Signature line

ZHIYUE LIN

Printed Name

Property Address: 3209 N Drake Unit # E
Chicago, Illinois

Percentage of Ownership: 100 %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Ashley French Hall
Signatureline

Ashley French Hall
Printed Name

Property Address: 3209 W Drake Unit F Unit # F
Chicago, Illinois

Percentage of Ownership: 100 %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Evelyn G. Baniewicz
Signature line

EVELYN G. BANIEWICZ
Printed Name

Property Address: 3209 N. DRAKE Unit # 6
Chicago, Illinois

Percentage of Ownership: 0.0294% of 3500 CLUB
100% of UNIT

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

D M Little
Signature line

Diane M. Little
Printed Name

Property Address: *3209 N. Drake* Unit # *H*
Chicago, Illinois

Percentage of Ownership: _____ %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Zach Cordier
Signature line

Zach Cordier
Printed Name

Property Address: 3209 W. Drake Unit # J
Chicago, Illinois

Percentage of Ownership: 100 %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Margaret Benz "Peggy"

Signature/line

Margaret Benz "Peggy"

Printed Name

Property Address: 3209 W. Drake
Chicago, Illinois

Unit # K

Percentage of Ownership: _____ %

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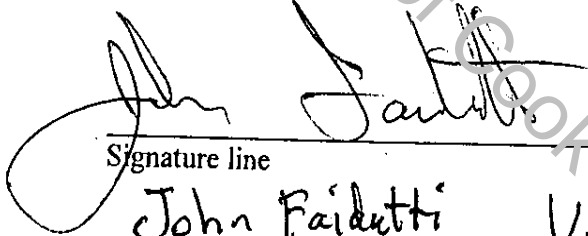
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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.



Signature line

John Faidutti

Viola Agée

Printed Name

Property Address:

3209 North Drake
Chicago, Illinois

Unit #

L

60618

Percentage of Ownership: 100 %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Silvio L. de Moraes
Signature line

SILVIO L. DE MORAIS
Printed Name

Property Address: 3209 N DRAKE AVE Unit # M
Chicago, Illinois

Percentage of Ownership: _____ %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Lee Kaye

Signature line

Lee Kaye

Printed Name

Property Address: 3209 N. Drake Ave. Unit # 1
Chicago, Illinois

Percentage of Ownership: 100 %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Kevin Chapline
Signature line

KEVIN CHAPLINE
Printed Name

Property Address: 3209 N. DRAKE Unit # Q
Chicago, Illinois

Percentage of Ownership: 100 %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Blesilda Guillen
Signature line

BLESILDA GUILLEN
Printed Name

Property Address: 3462 W. BELMONT
Chicago, Illinois

Unit # 3462

Percentage of Ownership: 100 %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Sandra Mui Gardner
Signature line

SANDRA MUI GARDNER
Printed Name

Property Address: 3466 W. Belmont Ave, Unit # _____
Chicago, Illinois

Percentage of Ownership: 2.025% ^{same} 2.94%

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Jill Cliper
Signature line

Jill Cliper
Printed Name

Property Address: 3504 W. Belmont Unit # _____
Chicago, Illinois

Percentage of Ownership: _____ %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

- I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.
- I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Alfred R. Flojo 7/2/2016
 Signature line

Alfred R. Flojo
 Printed Name

Property Address: 3510 W. Belmont Ave Unit # 3510
 Chicago, Illinois

Percentage of Ownership: _____ %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.


Signature line

Adam Weller
Printed Name

Property Address: 3512 W Belmont Ave Unit # _____
Chicago, Illinois

Percentage of Ownership: 100 %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Signature line

IRINA ZELU

Printed Name

Property Address: 3514 W. BELMONT Ave Unit #
Chicago, Illinois

Percentage of Ownership: %

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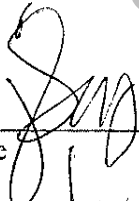
3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Signature line


Johnny Saez

Printed Name

Property Address:

3516 W. Belmont Ave
Chicago, Illinois

Unit # _____

Percentage of Ownership: _____ %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Cori A. Willis
Signature line

CORI A. WILLIS
Printed Name

Property Address: 3518 W. BELMONT Unit # _____
Chicago, Illinois

Percentage of Ownership: 100 %

Property of Cook County Clerk's Office

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Jermaine Holland
Signature line

Jermaine Holland
Printed Name

Property Address: 3520 W. Belmont Unit # N/A
Chicago, Illinois

Percentage of Ownership: 100 %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Christine Lee
Signature line

Christine Lee
Printed Name

Property Address: 3522 W. Belmont Unit # N/A
Chicago, Illinois

Percentage of Ownership: _____ %

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3500 CLUB TOWNHOMES HOMEOWNERS ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration for the 3500 Club Townhomes Homeowners Association:

I approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

I do not approve of the amendment regarding maintenance, repair and replacement of the exterior of the Townhouses.

Sutó / Szabados
Signature line

MONIKA SUTO / BELA SZABADOS
Printed Name

Property Address: 3524 W. BELMONT AVE Unit # _____
Chicago, Illinois

Percentage of Ownership: 50-50 %