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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 03:25 PM PG: 1 OF 22

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1111 W. MADISON CONDOMINIUMS

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for the 1111 W. Madison Condominiums (hereafter the "Association"), which Declaration was recorded on January 19, 2001 as Document Number 0010048784 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.

WITNESSETH:

WHEREAS, the Board of Directors and Unit Owners desire to adopt an Amendment to restrict leasing in the Association; and

WHEREAS, pursuant to Article XII, Section 5 of the Declaration, the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by all of the members of the Board, and certifying that the Owners having 100% of the total ownership have approved such amendment, and containing an affidavit by an officer of the Board certifying that a copy of the change, modification or rescission has been mailed by certified mail to all First Mortgagees, no less than ten (10) days prior to the date of such affidavit.

WHEREAS, Section 27(a)(1) of the Illinois Condominium Property Act provides that, condominium instruments shall be amended only upon the affirmative vote of two-thirds (2/3) of those voting or upon the majority specified by the condominium instruments, provided that in no event shall the condominium

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

Re/OK

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instruments require more than a three-quarters (3/4) vote of Unit Owners; and

In addition, Article XII, Section 5(k) of the Declaration provides that an Amendment to the Declaration regarding the restriction of leasing requires the written approval of fifty-one percent (51%) of the First Mortgagees. Approval may be implied when a First Mortgagee fails to submit a written response within 30 days after it receives notice of said proposal, if the notice was delivered by certified mail, return receipt requested.

WHEREAS, said instrument has been signed and acknowledged by the members of the Board of the Association;

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit B certifying that said instrument has been approved by the Unit Owners having, in the aggregate, at least two-thirds (2/3) of the total percentage, as evidenced by the Affidavit and the attached ballots of said owners; and

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit C certifying that a complete copy of the Amendment, including the consent form attached hereto as Exhibit D, has been mailed to all First Mortgagees having bona fide liens of record against any Unit, not less than ten days prior to the date of such Affidavit.

NOW, THEREFORE, pursuant to Section 27(a)(1) of the Act, two-thirds (2/3) approval of the Unit Owners is necessary to amend the Declaration, and the Association hereby declares that Article V of the Declaration be and are hereby amended as follows (additions in text are indicated by underline and deletions are indicated by ~~strike-out~~):

1. Article V of the Declaration is hereby amended by adding the following language as Subparagraph (q):

(q) Effective as of the recording date of this Amendment, and notwithstanding anything to the contrary contained in this Declaration, the rental or leasing of all Units is limited as follows:

(i) The rental or leasing of Units is limited to no more than eight (8) of the Units at any time. All current owners as of the effective date of this Amendment shall retain their right to lease the unit until they sell or otherwise transfer ownership of the unit and shall not be subject to the eight (8) Unit cap. Once they sell or otherwise transfer ownership of the unit, then said Unit shall be subject to this Section and the restrictions on leasing contained herein.

(ii) Any Unit Owner desiring to lease their Unit must submit an application for Board approval prior to entering into a lease. At such time as eight (8) or more Units in the Association are being leased, their name will be added to a waiting list to be maintained by the Board or the managing agent. The name

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on the waiting list for the longest period of time shall have the first opportunity to lease their Unit. That Unit Owner will be given thirty (30) days to indicate whether they intend to lease their Unit. A copy of a signed Lease must then be presented to the Board within sixty (60) days of notification to the Board of the owner's intent to lease. If no signed lease is presented to the Board within this 90 day period, the Owner will forfeit their place on the wait list and the next person on the wait list will be given the right to lease subject to this Section. All leases must be for a period of one year.

(iii) Leasing or renting is defined as a verbal or written agreement with an individual(s) (who is not currently an Owner) to occupy an Owner's unit.

(iv) Units cannot be used for transient or hotel purposes, including, but not limited to, nightly rentals, monthly rentals, or monthly corporate housing. Owners and Tenants are prohibited from sub-leasing or having sub-tenants without the approval of the Board.

(v) All current owners as of the effective date of this Amendment shall retain their right to lease the unit until they sell or otherwise transfer ownership of the unit. Once they sell or otherwise transfer ownership of the unit, then said Unit shall be subject to this Section and the restrictions on leasing contained herein.

(vi) Whenever eight (8) or more of the Units at the Association are being leased, no other Units may be leased except as set forth below in (vi) and (vii).

(vii) To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to a Unit Owner to lease his Unit to a specified lessee for a period of one (1) year on such reasonable terms as the Board may establish. Such permission may be granted by the Board only upon written application by the Unit Owner to the Board giving the reasons the Unit Owner wishes to be considered for a hardship. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of a lease. The Board's decision shall be final and binding. Any lease approved by the Board shall be subject to the Declaration, By-Laws and rules and regulations governing the Association.

(viii) Occupancy of a Unit by an Immediate Family Member of a Unit Owner is permitted, and shall not constitute a lease as defined under this Amendment, even if there is a written memorandum or agreement executed between the parties. "Immediate Family Member" shall be defined as parents,

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children (whether natural or adopted), grandparents, grandchildren, siblings, and the spouse of the Unit Owner.

(ix) The provisions of the Illinois Condominium Property Act, the Declaration, By-Laws, other condominium instruments and Rules and Regulations that relate to the use of the individual Unit or the Common Elements shall be applicable to any person leasing a Unit and shall be deemed to be incorporated into any lease executed or renewed on or after the effective date of these rules.

(x) Any Unit being leased in violation of this Amendment or any Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine and may be ineligible to continue leasing of their unit, to be determined by the Board of Directors upon notice and an opportunity to be heard.

(xi) In addition to the authority to levy fines against the Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Owner and/or their tenant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.

(xii) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(xiii) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

(xiv) The Board of Directors of the Association shall have the right to lease out any Association owned Units or any Unit which the Association has possession of pursuant to any court order and said Units shall not be subject to the limitations of the quantity of units being leased/rented.

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.

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APPROVED THIS 16th DAY OF March, 2017.
THE BOARD OF DIRECTORS FOR 1111 W. Madison CONDOMINIUMS

[Signature]

Berry L. Fairlayson

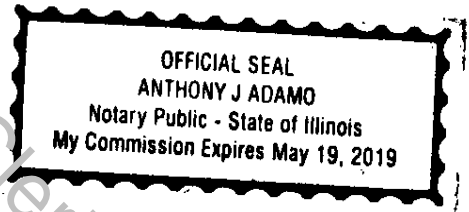
[Signature]

[Signature]

[Signature]
Being all of the members of the Board

Subscribed and Sworn to before me
this 16 day of March, 2017.

[Signature]
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description of Units:

Units C1, C2, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4A, 4B, 4C, 4D, 4E, 4F, 5B, 5C, 5D, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24 and P-25 in 1111 Madison Condominiums, as delineated on a Plat of Survey of 1111 Madison Condominiums, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded January 19, 2001, in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 0010048784 and more fully described as follows:

Lots 1, 2, 3, 4, 5 and 6 in Block 2 in Hayes Subdivision of Block 2 in Canal Trustees Subdivision of the West ½ of the Northeast ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 1111 W. Madison Street, Chicago, IL 60607

Permanent Index No.: 17-17-200-024-1001
Through and including: 17-17-200-024-1048

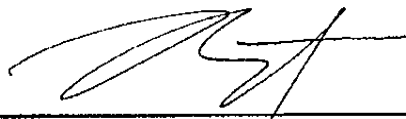
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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL


I, BRIAN FROST, do hereby certify that I am the duly elected and qualified Secretary for the 1111 W. Madison Condominiums, and as such Secretary, I am the keeper of the books and records of the Association.

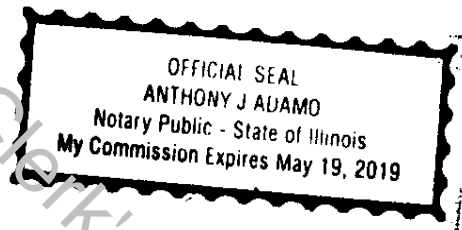
I further certify that the attached Amendment to the Declaration for the 1111 W. Madison Condominiums, was duly approved by two-thirds (2/3) of the Owners, in accordance with the provisions of Article XII, Section 5 of the Declaration and 27(a)(1) of the Illinois Condominium Property Act.



Secretary

Subscribed and Sworn to before me
this 19 day of April, 2017.


Notary Public



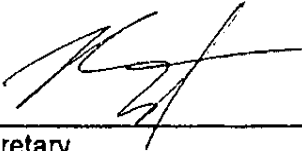
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EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION AND APPROVAL

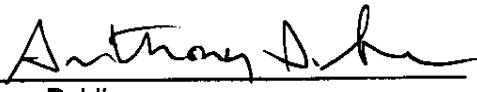
I, BRIAN FROST, do hereby certify that I am the duly elected and qualified Secretary for the 1111 W. Madison Condominiums, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 1111 W. Madison Condominiums was mailed to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this Affidavit and approved by at least 51% approval of all First Mortgagees.

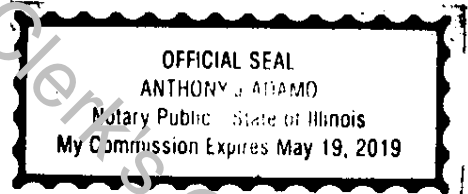


Secretary

Subscribed and Sworn to before me
this 19 day of April, 2017.



Notary Public



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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Richard Cooper (signature)

Richard Cooper (print name)

DATE:

1/23/17

Property Address:

1111 W. MADISON SUITE 1
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

ITASCA BANK & TRUST

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER: *Norman L. Finlayson*
Terry L. Finlayson (signature)
Norman L. Finlayson
Terry L. Finlayson (print name)

DATE: October 4, 2016

Property Address: 1111 W. Madison St., Unit 2E
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No.

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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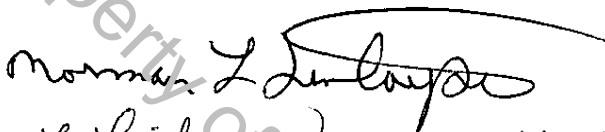
1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER: 
Terry L. Finlayson (signature)
Norman L. Finlayson
Terry L. Finlayson (print name)

DATE: October 4, 2016

Property Address: 1111 W. Madison St., Unit 2F
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***
BMO Harris
P.O. Box 367
Arlington Heights, IL. 60006
 Loan No. 8502000948

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Ann Mace (signature)

Ann Mace (print name)

DATE: October 24 2016

Property Address: 1111 W Madison # 3A
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

Citi^{mortgage} bank, Inc., PO Box 9001067, Louisville, KY 40290-1067

Wells Fargo, PO Box 10395, Des Moines, IA 50306

Loan No. Citi: 0651291887-8; Wells: 65420334700001
Wells:

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Nicole Milanowski (signature)

NICOLE MILANOWSKI (print name)

DATE: 10/24/16, 2016

Property Address: 1111 W. MADISON #3C
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

LOAN DEPOT
P.O. Box 77404
Ewing, NJ 08628
Loan No. 0075600106

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

- I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

[Signature] (signature)
MICHAEL BRUCH (print name)

DATE: 3/15, 2013

Property Address: 1111 W. MADISON ST
Chicago, Illinois

Name and Address of Mortgage Lender (if any):**

Wells Fargo Mortgage
P.O. Box 152783
DALLAS, TX 75265-0283

Loan No. 16291276771

** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

Property of Cook County Clerk's Office

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Nijesh Chandran (signature)

NIJESH CHANDRAN (print name)

DATE: NOVEMBER 18, 2016

Property Address: 1111 W. MADISON ST UNIT 3E CHICAGO, IL 60607
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

STEARNS LENDING

PO BOX 37628

PHILADELPHIA, PA 19101-0628

Loan No. 0022917785

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Georgia Hortis (signature) *gh*
Georgia Hortis (print name)

DATE: 10/4/16 2

Property Address: 1111 W. Madison #4A
Chicago, Illinois

Name and Address of Mortgage Lender (if any): ***
Heartland Bank + Trust Co.
P.O. Box 67
Bloomington, IL 61702

Loan No. 6590075502

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Michele Carter (signature)

Michele Carter (print name)

DATE: 10/5/16

Property Address: 1111 W. Madison St. Unit 4B
Chicago, Illinois Chicago, IL 60607

Name and Address of Mortgage Lender (if any):***

Caliber Home Loans

P.O. Box 24610

Oklahoma City, OK 73124

Loan No. 9802294679

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Ganesh (signature)
Ganesh Subramanian (print name)

DATE: 03/15/2017

Property Address: 1111 West Madison Street, Unit 4C
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

Flagstar Bank

Loan No. _____

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Alexandra Sathyan (signature)

Alexandra Sathyan (print name)

DATE: 11/24, 2017

Property Address: 1111 W. Madison St. 5B
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

Terry Pegas (signature)

Terry Pegas (print name)

DATE: 3/14 2017

Property Address: 1111 W. Madison #5C
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

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1111 W. Madison CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for the 1111 W. Madison Condominiums, specifically to restrict the leasing of Residential Units:

I AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT TO RESTRICT LEASING OF RESIDENTIAL UNITS SHOULD BE PASSED.

OWNER:

[Signature] (signature)

James Dubene Fzky (print name)

DATE: 3/15, 2017

Property Address: 1111 W. Madison St. Apt 5D, Chicago IL 60607
Chicago, Illinois

Name and Address of Mortgage Lender (if any):***

Chase Attn: Customer Service Research

Mail Code: OH4-7302

P.O. BOX 24696 Columbus, OH 43224-0696

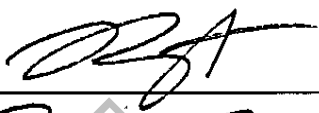
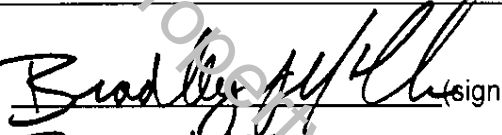
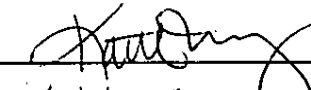
Loan No. 1174653581

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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PETITION TO APPROVE AMENDING THE BY-LAWS FOR THE 1111 W. Madison CONDOMINIUMS

We, the undersigned, do hereby approve the amendment to the Declaration restricting leasing of Residential Units for the 1111 W. Madison Condominiums.

Name	Address
<div style="text-align: center;">  _____ (signature) BRIAN FROST (print name) </div>	<div style="text-align: center;"> 1111 W Madison, 3F _____ Chicago, IL Date: 11/17/16 </div>
<div style="text-align: center;">  _____ (signature) BRAD McCLAIN (print name) </div>	<div style="text-align: center;"> 1111 W. MADISON 2B _____ CHICAGO, IL Date: 11/17/16 </div>
<div style="text-align: center;">  _____ (signature) KAITLIN McINERNEY (print name) </div>	<div style="text-align: center;"> 1111 W Madison 2D _____ Chicago, IL Date: 3/13/17 </div>
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____, IL Date: _____ </div>
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____, IL Date: _____ </div>
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____, IL Date: _____ </div>
<div style="text-align: center;"> _____ (signature) _____ (print name) </div>	<div style="text-align: center;"> _____, IL Date: _____ </div>