

# UNOFFICIAL COPY

THIS DOCUMENT HAS BEEN PREPARED BY AND SHOULD BE RETURNED AFTER RECODING TO:

NICHOLAS P. BARTZEN  
LEVENFELD PEARLSTEIN, LLC  
TWO NORTH LASALLE STREET, STE. 1300  
CHICAGO, ILLINOIS 60602



Doc# 1719929042 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 10:50 AM PG: 1 OF 5

*This Space for Recorder's Use Only*

CORRECTION TO THE  
SECOND AMENDMENT TO THE DECLARATION OF  
CONDOMINIUM OWNERSHIP AND BY-LAWS AND  
OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR  
HAMPTON PLACE CONDOMINIUMS

This Correction to the Second Amendment to the Declaration of Condominium Ownership and By-Laws and of Easements, Restrictions and Covenants for Hampton Place Condominiums is made and entered into this 12 day of July, 2017, by the Board of Directors of the Hampton Place Condominium Association ("Board").

WITNESSETH:

The Board and the Unit Owners desire to amend the Declaration of Condominium Ownership and By-Laws and of Easements, Restrictions and Covenants for Hampton Place Condominiums ("Declaration"), the governing document of the Hampton Place Condominium Association ("Association"), located in Lincolnwood, County of Cook, Illinois (see legal description attached hereto as Exhibit A and made a part hereof, hereinafter the "Property"); and

WHEREAS, on December 12, 1995, the Second Amendment to the Declaration of Condominium Ownership and By-Laws, and of Easements, Restrictions and Covenants for Hampton Place

# UNOFFICIAL COPY

Condominiums was recorded with the Cook County Recorder of Deeds as Document No. 95879000 (the "Second Amendment");

WHEREAS, the Board and the Unit Owners desire to further amend the Declaration to correct an error included in the Second Amendment that does not comply or conform to applicable law.

WHEREAS, Section 27(b)(1) of the Illinois Condominium Property Act ("Act") (765 ILCS 605/27(B)(1)) provides:

*"If there is an omission, error or inconsistency in a condominium instrument, such that a provision of a condominium instrument does not conform to this Act or to another applicable statute, the association may correct the omission, error, or inconsistency to conform the condominium instrument to this Act or to another applicable statute by an amendment adopted by vote of two-thirds of the Board of Managers, without a unit owner vote." (Emphasis added.)*

WHEREAS, Section 27(b)(4) of the Act provides, in part:

*"The procedures for amendments set forth in this subsection (b) cannot be used if such an amendment would materially or adversely affect property rights of the unit owners unless the affected unit owners consent in writing."*

WHEREAS, Section 3 of the previously amended Article X, Section 1 is unenforceable as it violates provisions of both the Illinois Human Rights Act and the Federal Fair Housing Act.

NOW, THEREFORE, Article X, Section 1 is modified by deleting the following within the Section:

*"(3) The child or children residing with a permissible occupant, provided the child or children is or are of the age of fourteen (14) years or over; or"*

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

IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first above written.

# UNOFFICIAL COPY

BOARD OF DIRECTORS OF  
THE HAMPTON COURT  
CONDOMINIUM ASSOCIATION

*Mary Susan Lopez*  
*Elizabeth Lane*  
*Robert J. ...*  
*Shaun Mare*  
*Brian ...*

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

THAT PART OF THE SOUTH 299.00 FEET OF THE SOUTH WEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE CENTER LINE OF LINCOLN AVENUE IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

7201 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60646

PIN NOS.: 10-27-321-002-1001 through 10-27-321-002-1062