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**FIRST
AMENDMENT TO THE
DECLARATION OF
CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS,
COVENANTS AND
BY-LAWS FOR THE 918
WEST AINSLIE
CONDOMINIUM
ASSOCIATION**



Doc# 1721606102 Fee \$124.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2017 02:56 PM PG: 1 OF 44

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws (hereafter the "Declaration") for 918 West Ainslie Condominium Association (hereafter the "Association"), which Declaration was recorded on May 24, 2005 as Document Number 0514403088 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 the provisions of Article XIII, Section 13.08 of the Declaration. Said Section provides that the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the President or a Secretary of the Board and approved by the Unit Owners having in aggregate, at least sixty-seven percent (67%) of the total vote of the Voting Members at a meeting called for that purpose, and containing an affidavit by an officer of the Board certifying that a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bonafide liens of record against any Unit.

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

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

Pamela J. Park, Esq.
Kovitz Shifrin Nesbit
175 N. Archer Avenue
Mundelein, IL 60060 - 847.5370.0500

WHEREAS, the following amendment has been signed and acknowledged by all of the members of the Board and at least sixty-seven percent (67%) of the Unit Owners, which acknowledgements and approvals are attached hereto and made a part hereof; and

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WHEREAS, the Secretary of the Board of Directors has attested to said Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Mortgagees have been notified by certified mail of this Amendment.

NOW, THEREFORE, the following is added to the Declaration:

1. Article VII, Section 7.01

7.01(1) In order to maintain the best interests of the Association and its residents, and their health, safety and welfare, smoking is prohibited in the Common Elements, Limited Common Elements, or a Unit at the Association, effective as of the recording date of this Amendment and subject to the provisions of this Section and any Rules and Regulations adopted by the Board.

i. Smoking is specifically not permitted: (1) inside any Building on the property, including the interior of the Units; (2) outside within twenty-five (25) feet of any Building on the property; and (3) on the balcony, terrace or patio of any Unit.

ii. An Unit Owner may apply for a six (6) month hardship waiver in the following manner:

(1) The Unit Owner must submit a request in writing to the Board requesting a six (6) month hardship waiver of the smoking restriction setting forth the reasons why they are entitled to same.

(2) If, based on the data supplied to the Board by the Unit Owner, the Board finds in its sole discretion that a reasonable hardship exists, the Board may grant a six month waiver (6). All decisions of the Board shall be final. No future hardship waivers will be granted under any circumstance.

iii. The effective date of this Amendment is the date of recording with the office of the Recorder of Deeds of Cook County.

iv. Any Unit Owner in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board may be subject to a flat or daily fine to be determined by the Board upon notice and an opportunity to be heard.

v. In addition to the authority to levy fines against the Unit 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 Unit

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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.

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

vii. 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.

2. Article XII, Section 12.03:

12.03 Limits on Lease Terms. No Unit shall be leased by a Unit Owner for hotel or transient purposes or terms less than ~~six (6) months~~ one (1) year and no portion of a Unit which is less than the entire Unit shall be leased. Each lease of any one or more Units shall be in writing and within 10 Days after execution, a copy of every such lease shall be furnished to the Board. The provisions of the Act, the Declaration, By-laws, rules and regulations of the Association that relate to the use of the Unit or the common elements shall be applicable to any person leasing a Unit and shall be deemed to be incorporated in each lease. The failure of a lessee to comply therewith shall constitute a default under the lease which shall be enforceable by the Board or the Association. In addition to any other remedies, by filing an action jointly against a lessee and a Unit Owner, the Association may seek to enjoin a lessee from occupying a Unit or seek to evict a lessee under the provision of Article IX of the Code of Civil Procedure for failure of the lessor-owner to comply with the leasing requirements prescribed by the Act or the Declaration, By-laws, rules or regulations. The Board may also proceed directly against a tenant, at law or in equity, or under the provisions of Article IX of the Code of Civil Procedure for any other breach by tenant of any covenants, rules, regulations or bylaws. The Unit Owner making such lease shall not be relieved thereby from any of said obligations.

918 WEST AINSLIE CONDOMINIUM ASSOCIATION:


Board President

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Units 918-1E through 928-3W in 918 West Ainslie Condominium, as delineated on a Survey of the following described Real Estate:

Lots 20 and 21 in Block 2 in George F. Spoor's Subdivision of Block 4 in Cornarroe's Resubdivision of that part of N Argyle, lying South of the Center Line of Argyle Street in the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian; which Survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 0914403088, in Cook County, Illinois.

Unit	Pin	Commonly known as (for informational purposes only)
918-1E	14-08-413-050-1001	918 W Ainslie St Unit 1E Chicago, IL 60640
918-2E	14-08-413-050-1002	918 W Ainslie St Unit 2E Chicago, IL 60640
918-3E	14-08-413-050-1003	918 W Ainslie St Unit 3E Chicago, IL 60640
918-1W	14-08-413-050-1004	918 W Ainslie St Unit 1W Chicago, IL 60640
918-2W	14-08-413-050-1005	918 W Ainslie St Unit 2W Chicago, IL 60640
918-3W	14-08-413-050-1006	918 W Ainslie St Unit 3W Chicago, IL 60640
920-1S	14-08-413-050-1007	920 W Ainslie St Unit 1S Chicago, IL 60640
920-2S	14-08-413-050-1008	920 W Ainslie St Unit 2S Chicago, IL 60640
920-3S	14-08-413-050-1009	920 W Ainslie St Unit 3S Chicago, IL 60640
920-1N	14-08-413-050-1010	920 W Ainslie St Unit 1N Chicago, IL 60640
920-2N	14-08-413-050-1011	920 W Ainslie St Unit 2N Chicago, IL 60640
920-3N	14-08-413-050-1012	920 W Ainslie St Unit 3N Chicago, IL 60640
922-1S	14-08-413-050-1013	922 W Ainslie St Unit 1S Chicago, IL 60640
922-2S	14-08-413-050-1014	922 W Ainslie St Unit 2S Chicago, IL 60640
922-3S	14-08-413-050-1015	922 W Ainslie St Unit 3S Chicago, IL 60640
922-1N	14-08-413-050-1016	922 W Ainslie St Unit 1N Chicago, IL 60640
922-2N	14-08-413-050-1017	922 W Ainslie St Unit 2N Chicago, IL 60640
922-3N	14-08-413-050-1018	922 W Ainslie St Unit 3N Chicago, IL 60640
924-1N	14-08-413-050-1019	924 W Ainslie St Unit 1N Chicago, IL 60640
924-2N	14-08-413-050-1020	924 W Ainslie St Unit 2N Chicago, IL 60640
924-3N	14-08-413-050-1021	924 W Ainslie St Unit 3N Chicago, IL 60640
924-GS	14-08-413-050-1022	924 W Ainslie St Unit GS Chicago, IL 60640
924-1S	14-08-413-050-1023	924 W Ainslie St Unit 1S Chicago, IL 60640
924-2S	14-08-413-050-1024	924 W Ainslie St Unit 2S Chicago, IL 60640
924-3S	14-08-413-050-1025	924 W Ainslie St Unit 3S Chicago, IL 60640
926-1N	14-08-413-050-1026	926 W Ainslie St Unit 1N Chicago, IL 60640
926-2N	14-08-413-050-1027	926 W Ainslie St Unit 2N Chicago, IL 60640
926-3N	14-08-413-050-1028	926 W Ainslie St Unit 3N Chicago, IL 60640
926-1S	14-08-413-050-1029	926 W Ainslie St Unit 1S Chicago, IL 60640

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Unit	Pin	Commonly-known as (for informational purposes only)
926-2S	14-08-413-050-1030	926 W Ainslie St Unit 2S Chicago, IL 60640
926-3S	14-08-413-050-1031	926 W Ainslie St Unit 3S Chicago, IL 60640
928-GE	14-08-413-050-1032	928 W Ainslie St Unit GE Chicago, IL 60640
928-1E	14-08-413-050-1033	928 W Ainslie St Unit 1E Chicago, IL 60640
928-2E	14-08-413-050-1034	928 W Ainslie St Unit 2E Chicago, IL 60640
928-3E	14-08-413-050-1035	928 W Ainslie St Unit 3E Chicago, IL 60640
928-1W	14-08-413-050-1036	928 W Ainslie St Unit 1W Chicago, IL 60640
928-2W	14-08-413-050-1037	928 W Ainslie St Unit 2W Chicago, IL 60640
928-3W	14-08-413-050-1038	928 W Ainslie St Unit 3W Chicago, IL 60640

Property of Cook County Clerk's Office
 COOK COUNTY
 RECORDER OF DEEDS

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EXHIBIT B

CERTIFICATION AS TO OWNER APPROVAL

I, Luz M. Salazar, do hereby certify that I am the duly elected and qualified secretary for the 918 West Ainslie Condominium 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 918 West Winslie Condominium Association was signed and acknowledged by at least sixty-seven percent (67%) of the Unit Owners, in accordance with the provisions of Article XIII, Section 13.08 of the Declaration.

Date: 21 June 2017

[Signature]
Secretary

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

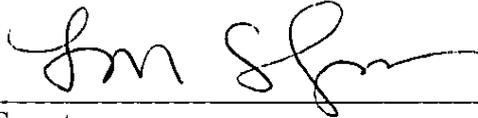
UNOFFICIAL COPY

EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Luz M Salazar, do hereby certify that I am the duly elected and qualified Secretary for the 918 Ainslie Condominium 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 918 West Ainslie Condominium Association was mailed to all mortgagees having bona fide liens of records.



Secretary

Dated at Chicago, Illinois this

21 day of June, 2010

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements of the Association.		X
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

Christopher Keen

Signature line

Christopher Keen

Printed Name

Property Address: 918 W. Ainslie St. Unit 1E
Chicago, Illinois

Percentage of Ownership: 2.68 %

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

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	



Signature line

Brian Barber

Printed Name

Property Address: 918 W. Ainslie St, Apt 1W
Chicago, Illinois

Percentage of Ownership: 2.68 %

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

Guaranteed Rate, Inc.

PO Box 0054, Palatine, IL 60055-0054

800-263-4159

Loan No. 141030302

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

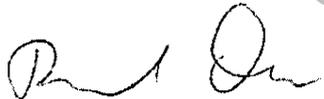
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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	



Signature line

DANIEL ODRONEC

Printed Name

Property Address: 918 W AINSLIE Apt. 2D CHICAGO IL 60660
Chicago, Illinois

Percentage of Ownership: 2.76 %

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

CHASE

P.O. BOX 24130

COLUMBUS, OH 43224-0730

Loan No. 3003512608

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Signature line

Samuel A. Vallicelli

Printed Name

Property Address:

918 W. Ainslie #305
Chicago, Illinois

Percentage of Ownership: *3.06* %

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

Capital One NA

PO Box 21887

Eagan, MN 55121

Loan No.

902068337

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

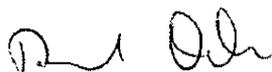
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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	



Signature line

DANIEL ODRONIEL

Printed Name

Property Address: 918 W AINSLIE Apt. 3W CHICAGO IL 60640
Chicago, Illinois

Percentage of Ownership: 3.06 %

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

PNC

P.O. BOX 1820

DAYTON, OHIO 45401-1820

Loan No. 1000192552

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements of the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	



Signature line

Luz M. Salazar

Printed Name

Property Address: 920 W. Ainslie, Unit 1N
Chicago, Illinois

Percentage of Ownership: 3.23 %

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

Bank of America
P.O. Box 31785
Tampa, Florida 33631-3785

Loan No. 124403159

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

Jiyon Aubey
Signature line

Jiyon Aubey
Printed Name

Property Address: 920 W. Ainslie St
Chicago, Illinois

Percentage of Ownership: 2.44 %

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

Harris Bank
PO Box 6148
Carol Stream, IL 60197

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.07 to prohibit smoking with the building, units and limited common elements of the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.		✓
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	

Signature line

Printed Name

Property Address:

Chicago, Illinois

Percentage of Ownership:

2.13%

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

BBT Mortgage

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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Chris Bruno

From: Luz M Salazar <lsalazar@rcn.com>
Sent: Sunday, January 22, 2017 1:06 PM
To: Chris Bruno
Subject: FW: Proposed Amendment Ballot

Please see below for Bob Olson's response. He is having difficulty with the ballot (I sent as PDF and as a Word document and told him what to do). Can we print this email and attach it to a ballot showing he approves all proposals?

Thank you,
Lucy

From: bob olsen [mailto:olsen35.bo@gmail.com]
Sent: Sunday, January 22, 2017 1:01 PM
To: Luz M Salazar
Subject: RE: Proposed Amendment Ballot

I have opened it, but. Am not able to right my response on it. I agree with all the amendments. If you need my signature, I will come to you to sign. I only moved two blocks away. Let me know

Thanks

Bob

On Jan 21, 2017 1:36 PM, "Luz M Salazar" <lsalazar@rcn.com> wrote.

We still show you as the owner on record. Could you help me out with this ballot and fill it out? I am resending as a word document so you can just mark your selection, save it and send it back. You can send it back to me if it's easier for you. Really would appreciate it.

I'm going to miss not seeing you on your bike when I'm out doing landscaping.

From: bob olsen [mailto:olsen35.bo@gmail.com]
Sent: Saturday, January 21, 2017 1:33 PM
To: Luz M Salazar
Subject: RE: Proposed Amendment Ballot

As far as I know

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On Jan 21, 2017 1:32 PM, "Luz M Salazar" <lsalazar@rcn.com> wrote:

Hi Bob:

You still own the condo correct?

From: bob olsen [<mailto:olsen35.bo@gmail.com>]

Sent: Saturday, January 21, 2017 1:31 PM

To: Luz M Salazar

Subject: Re: Proposed Amendment Ballot

Thank you, however I no longer live in the condo. I moved out yesterday.

The condo is empty.

Thanks

Bob olsen

On Jan 21, 2017 1:08 PM, "Luz M Salazar" <lsalazar@rcn.com> wrote:

Hi Dan:

As you know, the Board is looking to amend the Association's Declarations and By-laws. I'm reaching out to you today because we have yet to receive a completed ballot from you. Could you take a moment to fill out the ballot I've attached and return as quickly as possible? You can email it back to CBruno@kassmanagement.com or you can fax it to 773-935-4608 (ATTN: Chris Bruno).

The Board is working hard to keep our building a place owners can enjoy for many years to come, but we can't be successful without your help. Will you join us in our efforts?

Thank you,

Lucy Salazar

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Chris Bruno

From: Luz M Salazar <lsalazar@rcn.com>
Sent: Tuesday, February 14, 2017 6:10 PM
To: Chris Bruno
Cc: David Lin; danodr@rcn.com
Subject: FW: ballot

Importance: High

Hi Chris:

Below is Ryan's vote via email. I did request that he send a ballot, but this is what I got. I don't want to push it. So now we are at 24 votes for the rental cap. We need two (2). We have to keep pushing. I've asked David and Dan to reach out to Chris Keen, but I don't know if they have or plan to. I think he can be persuaded, but a friendly visit will be better than trying yet another email. Since it doesn't look like anyone is going to reach out to Rob Residori, I am going to try again. Before I do, can you tell me how many units in our building have been foreclosed on? I know 922-1N, but have we had others? One other thing, Cathy Campise said that there were 21 units rented, 1 bank owned and 16 owner occupied. If my math is correct, this means that 55% of the building is renter occupied. Could you check my math on this? Want to make sure my percentage calculation is correct.

Thank you,
Lucy

From: Ryan Dardis [mailto:rdardis@gmail.com]
Sent: Tuesday, February 14, 2017 9:42 AM
To: Luz M Salazar
Subject: Re: ballot

That makes it easier. I vote "yes" to all proposed amendments.

Ryan Dardis
312.304.4900

On Tue, Feb 14, 2017 at 8:43 AM Luz M Salazar <lsalazar@rcn.com> wrote:

Good morning Ryan:

Hope you had a nice weekend away. Thank you for understanding how important this is to all the owners. Do send your ballot as soon as you can or you can reply by confirming that your vote is 'Yes' on all amendments.

Thank you,

Lucy

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From: Ryan Dardis [mailto:rdardis@gmail.com]
Sent: Thursday, February 9, 2017 7:39 PM

To: Luz M Salazar
Subject: Re: ballot

Yes vote makes sense, that will be my submission.

RD

On Thu, Feb 9, 2017 at 8:34 PM Luz M Salazar <lsalazar@rcn.com> wrote:

Hi Ryan:

Of course. My apologies. Enjoy your weekend vacation. Do consider a 'Yes' vote on the rental cap. Truly would be grateful. Lucy

From: Ryan Dardis [mailto:rdardis@gmail.com]
Sent: Thursday, February 9, 2017 6:59 PM
To: Luz M Salazar
Subject: Re: ballot

Lucy,

Apologies for the delay. We are on vacation this weekend. I will sign and return the ballot Monday. Hopefully that is acceptable.

Regards,

Ryan Dardis

312.304.4900

On Thu, Feb 9, 2017 at 7:04 PM Luz M Salazar <lsalazar@rcn.com> wrote:

Property of Cook County Clerk's Office

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Hi Rachel and Ryan:

As you know, the Board is looking to amend the Association's Declarations and By-laws. I'm reaching out to you today because we have yet to receive a completed ballot from you. Could you take a moment to fill out the ballot I've attached and return it to me as quickly as possible?

We need your help to be successful in our efforts. The amendments proposed are for a rental cap so we can protect property values and keep insurance costs under control, a smoking ban to include no smoking inside the units so we can promote a healthier environment and a one year lease for renters which is pretty standard. These proposed amendments would affect **prospective new owners only**. A 'Yes' vote on the rental cap and smoking ban would get these proposals passed. The one year lease proposal has received the required votes.

Will you help me by sending your ballot back to me? If easier, you can just reply to this email with your vote.

Thank you in advance for your assistance.

Sincerely,

Lucy

918-928 West Ainslie Condominium Association Secretary

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

Christine Boswell

Signature line

Christine Boswell

Printed Name

Property Address:

920 W. Ainslie #35

Chicago, Illinois

Percentage of Ownership: 2.58 %

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

Wells Fargo Home Mortgage

PO Box 10335

Des Moines, IA 50306

Loan No. 0310428099

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building units and limited common elements at the Association	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit	X	
Section 12.05 to require all lease terms to be a minimum of one (1) year	X	

Signature line

Dimitri Krivtsov

Printed Name

Property Address

922 Ainslie

Chicago, Illinois

Percentage of Ownership

232%

Name and Address of Mortgage Lender (if any)

Loan No.

***The Association is required pursuant to the terms of the Declaration to send this Amendment to all mortgagees.

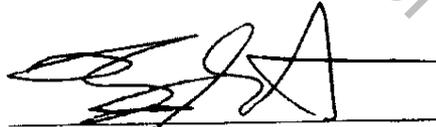
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Signature line

Frank Segreto
Printed Name

Property Address: 922 W. Ainslie, Unit 2N
Chicago, Illinois

Percentage of Ownership: 2.76 %

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

Chase Bank NA
10 S. Dearborn Street
Chicago, IL 60603
Loan No. 1353106493

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

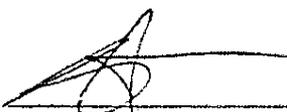
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements of the Association.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Signature line

Steve Maggio
Printed Name

Property Address: 922 W. Ainslie Unit 25
Chicago, Illinois

Percentage of Ownership: 100 %

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

Wells Fargo
420 Montgomery St.
San Francisco, CA 94104

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	

Luigi Tazioni
Signature line

Luigi Tazioni
Printed Name

Property Address: 922 W. AINSLIE - UNIT 3N
Chicago, Illinois

Percentage of Ownership: 3.06 %

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

NONE

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

Luca DeSantis
Signature line

Luca DeSantis
Printed Name

Property Address:

922 W. Ainslie, Unit 3S
Chicago, Illinois

Percentage of Ownership: 2.50%

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

Wells Fargo Attn: Ed Kunz
6622 University Ave.
Middleton, WI 53562

Loan No. 0345583108

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	x	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	x	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	x	

Dana N. Senn

Signature line

Dana Senn
Printed Name

Property Address: _____ 924 W. Ainslie #1N _____
Chicago, Illinois

Percentage of Ownership: 100 %

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

Wels Fargo

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Signature line

Jeff Sciortino

Printed Name

Property Address:

924 W Ainslie
Chicago, Illinois

Percentage of Ownership:

~~100~~ % 2.44

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

Wells Fargo

Loan No. _____

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UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

J. Eve Rounds

Signature line

Printed Name

Property Address:

924 W Ainslie
Chicago, Illinois

Percentage of Ownership: 2.76 %

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

NATION STAR
PO Box 650783
Dallas TX 75265-0783
Loan No. 0634557839

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

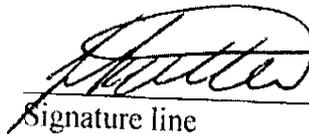
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Signature line

Johnnie L Picot II
Printed Name

Property Address: 924 W Ainslie #3N, Chicago IL 60640
Chicago, Illinois

Percentage of Ownership: 3.06 %

Name and Address of Mortgage Lender (if any):***
NONE

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

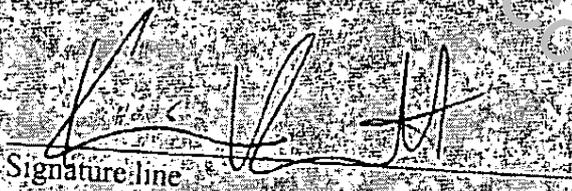
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building units and limited common elements at the Association.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>


Signature line

Kellie Barnett
Printed Name

Property Address: 924 W. Ainslie St Unit 3S
Chicago, Illinois

Percentage of Ownership: 100%
%

Name and Address of Mortgage Lender (if any):
Wells Fargo

Loan No: ending in 7831

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.		✓
Section 12.03 to require all lease terms to be a minimum of one (1) year.		✓

Gerardo Martinez
Signature line

Gerardo Martinez
Printed Name

Property Address: 926 W Ainslie st apt 2N
Chicago, Illinois

Percentage of Ownership: 3.06 %

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

Loan No. _____

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UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	



 Signature line

Mark Ahern

 Printed Name

Property Address: 926 W. Ainslie, #15
 Chicago, Illinois

Percentage of Ownership: 2.44 %

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

Freedom Mortgage
907 Pleasant Valley Ave. Str. 3
Mt. Laurel, NJ 08054

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

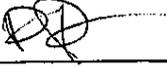
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.		✓
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	


Signature line

Don D'Antonio

Printed Name

Property Address: 926 W Ainslie, 2W
Chicago, Illinois

Percentage of Ownership: 2.13 %

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

HOME State Bank

40 GRANT ST

CRYSTAL LAKE, IL 60014

Loan No. 0049598279

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

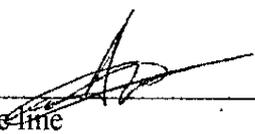
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	<input type="checkbox"/>	X
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input type="checkbox"/>	X
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input type="checkbox"/>	X

Signature 

Vugar Askerli

Printed Name

926 W Ainslie Rd# 2S

Property Address:

Chicago, Illinois

Percentage of Ownership: 2.50 %

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

Loan No. _____

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918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

AP DeCoux
Signature Line

Andrew P. DeCoux
Printed Name

Property Address: 926 W AINSLIE #3N, CHICAGO, IL 60640
Chicago, Illinois

Percentage of Ownership: 2.20 %

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

Liberty Bank for Savings ISAOA
7111 W. FOSTER AVE
CHICAGO IL 60656-1967

Loan No. 1506001528

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

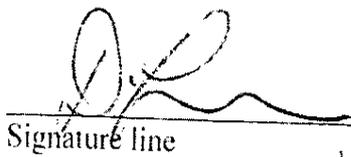
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 12.03 to require all lease terms to be a minimum of one (1) year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Signature line

DAVID LIN

Printed Name

Property Address: 926 W. Ainslie South
Chicago, Illinois

Percentage of Ownership: _____ %

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

Loan No. _____

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UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.		X
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

Rob Residori & Meghan Residori (Sarran)

Signature line

Rob Residori & Meghan Residori (Sarran)

Printed Name

Property Address: 928 W Ainslie #1E
Chicago, Illinois

Percentage of Ownership: _____ %

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

Seterus, Inc.

14523 SW Millikan Way, Beaverton, OR 97005

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

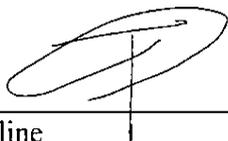
UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	Yes	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	Yes	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	Yes	



Signature line

John Borowicz

Printed Name

Property Address: 928 W Ainslie St, Apt 1W
Chicago, Illinois

Percentage of Ownership: 100 %

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

USBANK

4801 Frederica St Owensboro KY

Loan No. 9902994296

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	X	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	

James Meiss
Signature line

JAMES MEISS
Printed Name

Property Address: 928 W. AINSLIE ST # 2F
Chicago, Illinois

Percentage of Ownership: _____ %

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

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.		✓
Section 12.03 to require all lease terms to be a minimum of one (1) year.		✓

Jared Slater
Signature line

Jared Slater
Printed Name

Property Address: 928 W. Ainslie 2W
Chicago, Illinois

Percentage of Ownership: 2.76 %

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

N/A

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	Yes	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	Yes	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	Yes	

s/John A. Garver, Jr.
Signature line

John A. Garver, Jr.
Printed Name

Property Address: 928 W. Ainslie St. Apt 3E
Chicago, Illinois 60640

Percentage of Ownership: 3.06 %

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

Suzanne Williams

110 Bellini Ct.

North Venice, FL 34275

Loan No. N/A

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	X	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.		X
Section 12.03 to require all lease terms to be a minimum of one (1) year.	X	



Signature line

Windy Moyers

Printed Name

Property Address: 928 W. Ainslie St., 3W
Chicago, Illinois

Percentage of Ownership: 100 %

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

Ditech

PO Box 6172

Rapid City, SD 57709

Loan No. 0003094398

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

UNOFFICIAL COPY

918 WEST AINSLIE CONDOMINIUM ASSOCIATION

BALLOT

Regarding the proposed Amendment to the Declaration for the 918 West Ainslie Condominium Association:

Proposed Amendment	Approve	DO NOT Approve
Section 7.01 to prohibit smoking with the building, units and limited common elements at the Association.	✓	
Section 12.03 to require New Owners to live in their Unit for at least two years before being permitted to lease their unit.	✓	
Section 12.03 to require all lease terms to be a minimum of one (1) year.	✓	

Sarah J. Dobek
Signature line

Sarah J Dobek
Printed Name

Property Address: 928 W. Ainslie #618
Chicago, Illinois

Percentage of Ownership: 1.99 %

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

Loan No. _____

***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.