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AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY- LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR GREENLAND CONDOMINIUMS NO. 1



Doc# 1733539151 Fee \$62.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 02:09 PM PG: 1 OF 13

For use by Recorder's Office only

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for Green Land Condominiums No. 1 pursuant to the Condominium Property Act (hereafter the "Association"), which Declaration was recorded on March 11, 1992, as Document No. 92156137, in the Office of the Recorder of Deeds, 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 XIX, Section 6 of the aforesaid Declaration. Said section provides that the Declaration may be amended, modified, enlarged or otherwise changed in whole or in part by an instrument executed by all the members of the Board, at least three-fourths (3/4) of the unit owners and containing an affidavit by an officer of the Board certifying that a copy of the proposed amendment has been mailed to all mortgagees having bona-fide liens of record no less than ten (10) days prior to the date of such affidavit.

RECITALS

WHEREAS, the Board and owners desire to amend the Declaration; and

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

ROBERT B. KOGEN
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 – 847/537-0500

WHEREAS, the amendment has been approved by all the members of the Board.

WHEREAS, the Amendment has been executed by owners having three-fourths (3/4) of the total vote; and

CCRD REVIEW 

CGRE001:001003333081.1

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

NOW, THEREFORE, the Association hereby declares that the following Sections 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 VIII, Section 2 shall be amended as follows:

2. Limited Common Elements: Any charges or expenses in connection with expenditures for the limited common elements shall be assess only against that unit to which such limited common elements are assigned, except that any charges or expenses arising from the maintenance, repair or replacement of the balcony fascia shall be paid by the Association out of the common expense.

2. Article XIV, Section 2(Q) shall be amended as follows:

Q. To pay for landscaping, gardening, snow removal, painting, cleaning, tuckpointing, maintenance, decorating, repair, and replacement of the common elements (including the balcony fascia, but not including the windows and glass doors appurtenant to the unit, if any, and the interior surfaces of the unit and of the hallway doors appurtenant thereto, which the unit owners shall paint, clean, decorate, maintain and repair, except if necessitated by repairs to the common elements) and such furnishing and equipment for the common elements as the Board shall determine are necessary and proper, and the Board shall have the exclusive right and duty to acquire the same for the common elements.

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.

[INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]


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APPROVAL OF BOARD OF DIRECTORS


We, the undersigned, are the duly appointed members of the Board of Directors of the Green Land Condominiums No. 1 Association, as established by the aforesaid Declaration. By our signature below, we hereby approve and consent to this Amendment for the Green Land Condominiums No. 1 Association.

GREEN LAND CONDOMINIUMS NO. 1
ASSOCIATION

Board of Directors

 _____ (Title)

 _____ (Title)

 _____ (Title)

_____ (Title)

_____ (Title)

_____ (Title)

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APPROVED THIS 3th DAY OF November, 2017

GREEN LAND CONDOMINIUMS NO. 1
ASSOCIATION

By: [Signature]
Its President

ATTEST:

By: [Signature]
Secretary

Subscribed and Sworn to before me
this 3th day of November, 2017

[Signature]
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

LOT 5 IN GREMAUD'S RESUBDIVISION OF THE SOUTH 485 FEET OF THE WEST 230 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Unit No.	FIN Number	Address
9965 1-W	27-16-200-009-1001	9965 El Camino Real, Orland Park, IL 60462
9965 1-E	27-16-200-009-1002	9965 El Camino Real, Orland Park, IL 60462
9965 2-W	27-16-200-009-1003	9965 El Camino Real, Orland Park, IL 60462
9965 2-E	27-16-200-009-1004	9965 El Camino Real, Orland Park, IL 60462
9965 3-W	27-16-200-009-1005	9965 El Camino Real, Orland Park, IL 60462
9965 3-E	27-16-200-009-1006	9965 El Camino Real, Orland Park, IL 60462
G-1	27-16-200-009-1007	9965 El Camino Real, Orland Park, IL 60462
G-2	27-16-200-009-1008	9965 El Camino Real, Orland Park, IL 60462
G-3	27-16-200-009-1009	9965 El Camino Real, Orland Park, IL 60462
G-4	27-16-200-009-1010	9965 El Camino Real, Orland Park, IL 60462
G-5	27-16-200-009-1011	9965 El Camino Real, Orland Park, IL 60462
G-6	27-16-200-009-1012	9965 El Camino Real, Orland Park, IL 60462

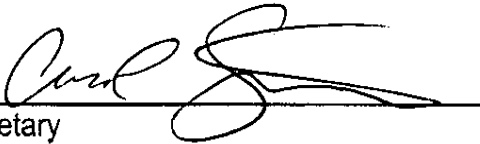
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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Chad Stanek, do hereby certify that I am the duly elected and qualified Secretary for the Greenland Condominiums No. 1 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 Greenland Condominiums No. 1 Association, was duly approved by three-fourths of the Owners and all members of the Board of Directors, in accordance with the provisions of Article XIX, Section 6 of the Declaration.


Secretary

Dated at Orland Park, Illinois this

13th day of November, 2017.

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EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Chad Stanek, do hereby certify that I am the duly elected and qualified Secretary for the Greenland Condominiums No. 1 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 Greenland Condominiums No. 1 Association was mailed, via certified mail, to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this Affidavit.


Secretary

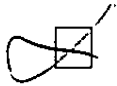
Dated at Orland Park, Illinois this
13th day of November, 2017.

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GREEN LAND CONDOMINIUMS NO. 1

BALLOT

Regarding the proposed Amendment to the Declaration of the Greenland Condominiums No. 1, specifically regarding maintenance responsibility for balcony fascia:



I AGREE THE BALCONY AMENDMENT SHOULD BE PASSED.



I DO NOT AGREE THE BALCONY AMENDMENT SHOULD BE PASSED

OWNER(S):

Chad Stanek

Chad Stanek

Property Address: _____

Unit Number: 2E

Name and Address of Mortgage Lender (if any):

MB Financial

P.O. Box 5312

Cincinnati OH 45201

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GREEN LAND CONDOMINIUMS NO. 1

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- I AGREE THE BALCONY AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE BALCONY AMENDMENT SHOULD BE PASSED

OWNER(S):

Nichola Cozzolino

Debra Cozzolino

Property Address: 9965 W. El Camino Real, Orlando FL

Unit Number: 1E

Name and Address of Mortgage Lender (if any):

ISPF CU
730 Engineering AVENUE
Springfield, IL 62703

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- I AGREE THE BALCONY AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE BALCONY AMENDMENT SHOULD BE PASSED

OWNER(S):

Scott Kuehn

Property Address: 9965 El Camino Real

Unit Number: 3 West

Name and Address of Mortgage Lender (if any):

J P Morgan Chase Bank
P.O. Box 47020
Doraville, GA 30362-0020

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- I AGREE THE BALCONY AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE BALCONY AMENDMENT SHOULD BE PASSED

OWNER(S):

MELANIE FORGALA

Property Address: 9965 EL CAMINO REAL ORLANDO FL

Unit Number: 2W

Name and Address of Mortgage Lender (if any):

N/A

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GREEN LAND CONDOMINIUMS NO. 1

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I AGREE THE BALCONY AMENDMENT SHOULD BE PASSED.



DO NOT AGREE THE BALCONY AMENDMENT SHOULD BE PASSED

OWNER(S):

AZIZ OZERDINC

ROSA OZERDINC

Property Address:

1965 EL CAMINO REAL

Unit Number:

UNIT 1W

ORLAND PARK, IL 60462

Name and Address of Mortgage Lender (if any):

N/A

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GREEN LAND CONDOMINIUMS NO. 1

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I AGREE THE BALCONY AMENDMENT SHOULD BE PASSED.

DO NOT AGREE THE BALCONY AMENDMENT SHOULD BE PASSED

OWNER(S):

Jeanne Millaney

Property Address: 9965 El Cameno Real 3e Orlando Park IL.

Unit Number: 3e

Name and Address of Mortgage Lender (if any):

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