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**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OWNERSHIP AND BYLAWS FOR 2314  
WEST FARWELL CONDOMINIUMS**



Doc# 1810029049 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2018 12:06 PM PG: 1 OF 5

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants (Declaration) For 2314 West Farwell Condominiums (Association), which Declaration was recorded as Document Number 0622310103 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property legally described in Exhibit A (the Property), which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Section 16 of the Declaration, and Article XII of the Bylaws. Said Section and Article provides that the Declaration and Bylaws may be amended, changed or modified by an instrument in writing setting forth such amendment, change or modification, approved by affirmative vote by at least two-thirds (2/3) of the Voting Members.

Further, Section 16(b) of the Declaration provides that an amendment of this type requires the prior written notice to mortgagees required under the provisions of the Condominium Instruments.

## 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 operating of the Property; and

WHEREAS, the following amendment has been approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (66 2/3%) of the total vote, at a meeting called for that purpose, which acknowledgements and approvals are attached hereto and made a part hereof; and

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

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## AMENDMENT TO THE DECLARATION AND BY-LAWS OF 2314 WEST FARWELL CONDOMINIUM ASSOCIATION

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WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Mortgagees have been notified by certified mail of this Amendment and contained in the mailing was a consent form in the format attached hereto as Exhibit D.

NOW THEREFORE, the Bylaws, which are attached as Exhibit "C" to the Declaration of Condominium Ownership, are hereby amended as follows (additions in texts are indicated by underline and deletions in text are indicated by ~~strike out~~):

### Article 6, Section 7, Paragraph A

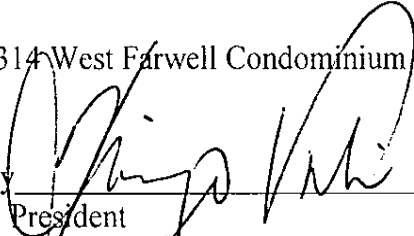
- (a) Owners have ninety (90) days to pay their monthly assessment, and are not delinquent if the monthly assessment is paid within ninety (90) days. If a Unit Owner is in default in the monthly payment of the aforesaid charges or assessments after ~~thirty (30)~~ ninety (90) days, the Association may assess a service charge of up to 4% of the balance of the aforesaid charges and assessments for each month, or part thereof, that the balance, or any part thereof, remains unpaid. The Association may bring suit for and on behalf of itself, and as representative of all Unit Owners, to enforce collection thereof, or to foreclose the lien therefor as provided by law; and there shall be added to the amount due the costs of said suit, together with legal interest and reasonable attorneys' fees to be fixed by the court. In addition, the Association may also take possession of such defaulting Unit Owners interest in the Property and maintain an action for possession of the Unit in the manner provided by law. No Unit Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Elements or abandonment of his Unit.

**This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.**

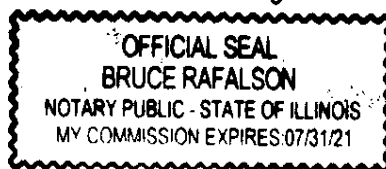
**Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.**

IN WITNESS WHEREOF, the said Association has caused its name to be signed by its President and attested to by its Vice President this 10th day of April, 2018.

2314 West Farwell Condominium Association

By   
President





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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 3 IN KENNETT'S SUBDIVISION OF THE EAST 367 FEET OF THE SOUTH HALF OF LOT 29 IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<u>Unit</u>	<u>PIN</u>	<u>Common Address (for informational purpose only)</u>
GE	11-31-117-029-1001	2314 West Farwell, Unit GE, Chicago, IL 60645
GW	11-31-117-029-1002	2314 West Farwell, Unit GW, Chicago, IL 60645
1E	11-31-117-029-1003	2314 West Farwell, Unit 1E, Chicago, IL 60645
1W	11-31-117-029-1004	2314 West Farwell, Unit 1W, Chicago, IL 60645
2E	11-31-117-029-1005	2314 West Farwell, Unit 2E, Chicago, IL 60645
2W	11-31-117-029-1006	2314 West Farwell, Unit 2W, Chicago, IL 60645
3E	11-31-117-029-1007	2314 West Farwell, Unit 3E, Chicago, IL 60645
3W	11-31-117-029-1008	2314 West Farwell, Unit 3W, Chicago, IL 60645

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## EXHIBIT B

### CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Himzo Vulic, do hereby certify that I am the duly elected and qualified secretary for the 2314 West Farwell Condominium Association, and as such President, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 2314 West Farwell Condominium Association was duly approved by the Unit Owners having, in the aggregate, at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose, in accordance with the provisions of Section 16 of the Declaration.

Date: 4/10/18

Himzo Vulic  
President

Subscribed and sworn to before me  
this 10th day of April, 2018.

Bruce Rafalson  
Notary Public



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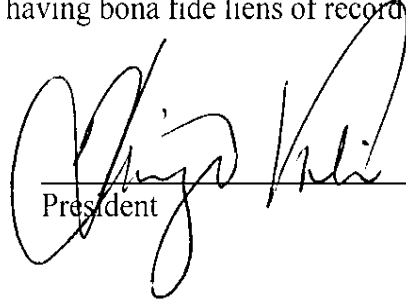
## EXHIBIT C

### AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

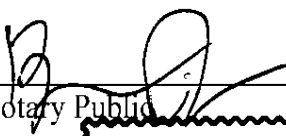
I, Himzo Vulic, do hereby certify that I am the duly elected and qualified Secretary for the 2314 West Farwell Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 2314 West Farwell Condominium Association was mailed to all mortgagees having bona fide liens of record no less than ten (10) days prior to the date of this affidavit.

Date: 4/10/18

  
\_\_\_\_\_  
President

Subscribed and sworn to before me  
this 10th day of April, 2018.

  
\_\_\_\_\_  
Notary Public



Prepared by:  
Bruce Rafalson  
Lake Cook Law Group  
747 Lake Cook Rd., Suite 211E  
Deerfield, IL 60015

Mail to:  
Mr. Himzo Vulic  
2314 West Farwell, Unit 3E  
Chicago, IL 60645

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