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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2018 10:27 AM PG: 1 OF 6

(This space reserved for Recorder's use.)

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR HIGGINS PLACE CONDOMINIUMS

This FIRST AMENDMENT TO THE DECLARATION (hereinafter the "Declaration") OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR HIGGINS PLACE CONDOMINIUMS (hereinafter "First Amendment") is made and executed this 1 day of MAY, 2018 by the undersigned duly authorized agent of Higgins Place Condominiums Association (the "Association").

- A. The Association was created by the recording of the Declaration with respect to the property legally described on exhibit A hereof with the Recorder of Deeds of Cook County, Illinois as document number 0412631054.
- B. There have been no subsequent amendments to the Declaration to this date.
- C. Pursuant to the provisions of the Declaration and the by-laws (the "By-laws") of the Association, the Declaration and the By-laws have been amended by signature of all members of the Board of Managers and AT LEAST two thirds of the Unit Owners of the Association held as set forth below.
- D. Attached hereto as exhibit B is an affidavit of an officer of the Association as required by Section 15 of the Declaration and Article XII of the By-laws.
- E. The Board of Managers and the Members of the Association find the amendments set forth herein to be in the best interests of the Association and its Members.

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NOW THEREFORE, the foregoing recitals are incorporated herein by reference and the Association does hereby declare as follows:

1. The following new subsection is hereby added to Article IX of the Declaration:

"12. **Restrictions on Leasing.** No more than four (4) Units may be rented to non-owners at any one time. No Unit shall be rented for a term of less than one year. To ensure that the limitation on rented Units is not exceeded, any Owner who wishes to rent his or her Unit must first send a written notice to the Board advising the Association that the Owner would like to be able to rent the Unit. The written notice shall be accompanied by a copy of the proposed lease and a professionally prepared criminal background report on each proposed resident. Upon receiving the written notice and other required documents, the Board shall within fourteen (14) days notify the Owner if the rental limitation has been met in the Condominium, in which case the Owner shall not be permitted to rent the Unit. If a criminal background report shall disclose previous criminal convictions, the Board shall have the right to reject the lease, even if the rental limit has not been reached. Upon the termination of a lease, the renting Unit Owner shall be responsible for the cost of rekeying the exterior entry doors of the Building and providing all other owners with replacement keys.

** Percentage of ownership remains the same*

2. This First Amendment shall be effective as of the date of recording of this amendment.

IN WITNESS WHEREOF, the undersigned, being the duly appointed agent of the Association, has executed this First Amendment on the date first above written.

Higgins Place Condominiums Association

by *M. H. Flynn*
its President

Signatures are on next following page

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BOARD MEMBERS:

Printed Name	Signature
Michael J. Casey	Michael J. Casey
GREGORZ KOWALSKI	Grygor Kowalski

UNIT OWNERS

Printed Name	Signature	Unit #	% Interest
JENNIFER KOWALSKI	Jennifer Kowalski	215	7.15%
Michael J. Casey	Michael J. Casey	301	7.09%
MARIA GROSZKO	Maria Groszko	304	7.37%
GREGORZ KOWALSKI	Grygor Kowalski	306	6.89%
Julita Rodriguez	Julita Rodriguez	101	6.84%
Richard JAREMA	Richard Jarema	302	7.09%
EUGENIUS KLACZYNSKI	Eugenius Klaczynski	202	7.04%
Agnieszka Gudel	Agnieszka Gudel	102	6.84%
Daniel J. Marotta	Daniel J. Marotta	305	7.06%
NORMA TORRES	Norma Torres	203	
Robert Boruta	Robert Boruta	204	
MEEMEE CHONG	Meemie Chong	303	

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GREGORZ KOWALSKI: *Gregor Kowalski*

STATE OF ILLINOIS

)SS.

COUNTY OF COOK

I, BARBARA KRAJEWSKI a Notary Public in and for the GREGORZ
 aforesaid County and State, DO HEREBY CERTIFY that the persons whose names are KOWALSKI
 printed on the foregoing page, personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument appeared before me this day in person
 and acknowledged that that each of them signed and delivered the said instrument as his
 or her own free and voluntary act, and as the free and voluntary act of the Higgins Place
 Condominiums Association, for the uses and purposes therein set forth.

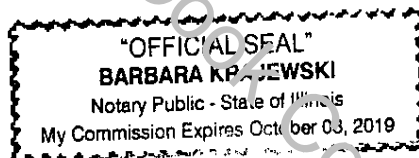
GIVEN under my hand and Notarial Seal this

day of

April 30

2018.

Notary



This document prepared by and after recording return to Barry Kreisler, Kreisler Law,
 P.C., 2846A North Milwaukee Ave., Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

UNITS 101, 102, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305 AND 306 IN THE HIGGINS PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 (EXCEPT THE WESTERLY 7 FEET 10 INCHES AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF) IN BLOCK 47 IN THE VILLAGE OF JEFFERSON, IN SECTIONS 8 AND 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412631054, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Commonly known as:

UNITS 101, 102, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305 AND 306 5533 W. HIGGINS, CHICAGO, IL

Permanent index numbers: 13-09-328-081-1001, 13-09-328-081-1002, 13-09-328-081-1003, 13-09-328-081-1004, 13-09-328-081-1005, 13-09-328-081-1006, 13-09-328-081-1007, 13-09-328-081-1008, 13-09-328-081-1009, 13-09-328-081-1010, 13-09-328-081-1011, 13-09-328-081-1012, 13-09-328-081-1013 and 13-09-328-081-1014.

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EXHIBIT B

AFFIDAVIT

State of Illinois)

County of Cook)

Michael J. Casey, being first duly sworn, deposes and states as follows:

- a) He is the president of the Higgins Place Condominiums Association (the "Association").
- b) The Amendment of Condominium Declaration of which this affidavit is a part was adopted by the signatures of all members of the Board of the Association and by the signatures of at least two thirds of the Unit Owners of the Association.
- c) A copy of the foregoing amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days before the date of this affidavit.

Dated: May 30th, 2018


Michael J. Casey

Subscribed and sworn to before me
this 30 day of MAY, 2018


Notary Public

