

# UNOFFICIAL COPY

FIRST RECORDED AMENDMENT  
TO THE

BY-LAWS

OF

2522-24 N. WILLETTS  
CONDOMINIUMS



\*1821944002\*

Doc# 1821944002 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2018 10:16 AM PG: 1 OF 4

WITNESETH: That the By-Laws of the Association have been properly and in due course amended to provide for the following: That, Article VI (Powers and Duties of the Association and Board) Section 2 (Authorized Expenditures) subsection (g) has been amended and replaced with the following language:

(g) If, due to the act or neglect of a Unit Owner or of a member of its family or household pet or of a guest or other authorized Occupant or visitor of such Unit Owner, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, then such Unit Owner shall pay for such damage and such maintenance, repairs and replacements as may be determined by the Board as a special assessment and the amount of such special assessment shall constitute a lien on the interest of such Unit Owner in the Property, which lien may be perfected and foreclosed in the manner provided in Section 9 of the Act with respect to liens for failure to pay a share of the Common Expenses.

As used herein, the term "repairing, replacing, and restoring" means to repair, replace or restore deteriorated or damaged portions of the then existing decorating, facilities, structural or mechanical components, interior or exterior surfaces or energy systems and equipment to their functional equivalent prior to the deterioration or damage. In the event the replacement of a Common Element may result in an improvement over the quality of such Common Element as originally designed, the Board may provide such improvement provided, that unless the improvement is mandated by labor is an emergency as defined in item (iv) of Section 18(a)(8) of the Act, if the improvement over and above the functional equivalency of what existed before results in a proposed expenditure in excess of 5% of the annual budget, the Board, upon receipt of a written petition by Unit Owners with 20% of the votes of the Association within fourteen (14) days after the Board's action to approve such expenditure, shall call a special meeting of Unit Owners within thirty (30) days after its receipt of such petition. Unless a majority of the total votes of the Unit Owners are cast at such special meeting to reject the expenditure, the Board's decision to make the expenditure is ratified.

Brandon Wendt  
President of the Association

Steve Cain  
Secretary of the Association

I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that the persons signing are 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

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acknowledged that he signed the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of June, 2018.

Commission expires June 17, 2020.

  
NOTARY PUBLIC

Send recorded copy to:  
This instrument was prepared by:

Law Office of Frank J Serio, P.C.  
5600 N River Road, Suite 800  
Rosemont, IL 60018



Property of Cook County Clerk's Office

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**AFFIDAVIT  
RE: AMENDMENT TO BY-LAWS**

**STATE OF ILLINOIS  
COUNTY OF COOK**

Mark Ahern of:  
707 S. Charles Ave, Naperville, IL 60540  
Being duly sworn, states:

1. That he is an officer of the Board for 2522-24 N. Willetts Condominiums Association.
2. That the Membership of the Association by the necessary affirmative votes has acted to Amend the By-Laws.
3. That the Section Amended was Article VI Section 3(g)
4. Further the affiant say naught

DATED this 31 day of May 2018

  
Mark Ahern

In the State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Ahern is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 31<sup>st</sup> day of May 2018.

  
NOTARY PUBLIC  
COMMISSION EXPIRES: 10/30/21



Prepared by: Law Offices of Frank J Serio, 5600 N River Road, Ste 800 Rosemont IL 60018 847-391-9191

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## Exhibit B

### CONDOMINIUM PROPERTY LEGAL DESCRIPTION

UNITS GS, GN, 1S, 1N, 2S, 2N, 3S, 3N, 3S and PS in 2522-24 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0636322108, BEING A PORTION OF:

#### PARCEL 1:

LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PERMANENT INDEX NUMBERS:

13-25-315-064-1001	GN
13-25-315-064-1002	GS
13-25-315-064-1002	1N
13-25-315-064-1004	1S
13-25-315-064-1005	2N
13-25-315-064-1006	2S
13-25-315-064-1007	3N
13-25-315-064-1008	3S
13-25-315-064-1009	Parking Spot

COMMON ADDRESS: 2522-24 N. WILLETTS, CHICAGO, IL 60647