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This instrument prepared by
and after recording returned to:
Darlene Stevenson
7608 S. Phillips Unit 2N
Chicago Illinois 60649



Doc# 1903519029 Fee \$46.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/04/2019 12:16 PM PG: 1 OF 5

Address of Property:
7608-10 S. Phillips
Chicago, Illinois 60649

PIN: 21-30-307-013-0000 (before conversion)
PIN: 21-30-307-026-1001 (unit 1N)
PIN: 21-30-307-026-1002 (unit 2N)
PIN: 21-30-307-026-1003 (unit 3N)
PIN: 21-30-307-026-1004 (unit 1S)
PIN: 21-30-307-026-1005 (unit 2S)
PIN: 21-30-307-026-1006 (unit 3S)

DECLARATION OF CONDOMINIUM OWNERSHIP FOR PHILLIPS 76 CONDOMINIUM ASSOCIATION

THIS DECLARATION OF CONDOMINIUM OWNERSHIP FOR **PHILLIPS 76 CONDOMINIUM ASSOCIATION** is made and entered into this 24TH day of January 2019 by Darlene Stevenson (the "Declarant").

WHEREAS, the Declarant is the legal title holder of record of 7608-10 S. Phillips Unit 2N, Chicago, Illinois, and is an officer of the newly formed Phillips 76 Condominium Association (**Exhibit C**).

WHEREAS, Declarant desires and intends that the recently formed **Phillips 76 Condominium Association** ("new condo association") replace the former **7608-10 S. Phillips Condominium Association** ("old condo association") (*old condo association declaration recorded in Cook County Illinois on November 8, 2008, document # 0831134052*).

WHEREAS, Declarant along with three other unit owners, a total of four of the six unit owners, agreed to create the *new condo association* on January 12, 2019 (**Exhibit A**).

WHEREAS, **Exhibit B** is the legal description for the 6-unit building located at 7608-10 S Phillips Chicago, Illinois 60649 that was converted to condominiums in 2008 and referred to in the *old condo association declaration*.

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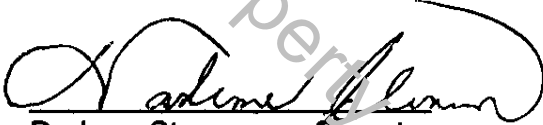
WHEREAS, Declarant desires and intends that all provisions of the old condo association declaration be included in the new condo association declaration except where otherwise noted.

WHEREAS, Declarant also adopts the following **amendments** that were recorded in Cook County Illinois under the old condominium association:

Document #1215347001 recorded on June 1, 2012

Document #1229057234 recorded on October 16, 2012

Document #1514957072 recorded on May 29, 2015


Darlene Stevenson, Secretary
Phillips 76 Condo Association Inc.

Harvey Finch 01/25/19


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EXHIBIT B

LEGAL DESCRIPTION

LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 5 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST Y, OF THE SOUTHWEST 1/4 SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7608-10 S Phillips, Chicago Illinois 60649

PIN: 21-30-307-013-0000 (before condo conversion)

PIN: 21-30-307-026-1001 Commonly known as unit 1N

PIN: 21-30-307-026-1002 Commonly known as unit 2N

PIN: 21-30-307-026-1003 Commonly known as unit 3N

PIN: 21-30-307-026-1004 Commonly known as unit 1S

PIN: 21-30-307-026-1005 Commonly known as unit 2S

PIN: 21-30-307-026-1006 Commonly known as unit 3S

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Minutes from 7608 Phillips Condo Association Board Meeting

On January 12, 2019 a special condo Association meeting was called by Ron Weddington. Weddington mailed a letter to each unit owner on December 26, 2018. The letter stated that various issues needed to be discussed including officers, parking and garage spaces.

Due to the length of time of the meeting only the first issue regarding officers and monthly assessments was resolved.

The meeting took place at 7610 S. Phillips Chicago Illinois unit 2S.

The following people were present at the meeting:

- Kim Morgan
- Ron Weddington
- Tywanda Short and Donald Walker
- Darchelle Stevenson with her mother on speakerphone Darlene Stevenson
- Cordell Watkins and Addie Lomax Watkins
- Larry Hlista
- Marty Wachel

The meeting began with the condo association president Kim Morgan wanting to talk about several issues including cleanup around the building. Unit owner Tywanda Short stopped Morgan from continuing and wanted a vote to remove Morgan as president of the condo association. After several minutes of discussing who would be allowed to vote, Morgan got up from the table stated that it is illegal to vote her out and left the meeting.

Tywanda Short motioned that Kim Morgan be removed as president of the Association. Weddington seconded the motion. A vote was taken among the unit owners to remove Kim Morgan. All unit owners present including Darlene Stevenson who was on speakerphone voted to remove Morgan as president of the Association.

The issues brought up at the association for Morgan's removal as president included the following (Morgan at that point already left):

- Raising condo association fees without a vote from the unit owners
- No bank records shared with other unit owners showing the incoming and outgoing of money.
- An allegation that an investor gave Morgan \$1,000 to secure the purchase of Unit 1S.
- Towing of several of the unit owners' vehicles.
- The State of Illinois Corporation detail file showed Morgan as President, Secretary and Registered Agent. At the time Morgan was elected president, the unit owners voted Darlene Stevenson as Vice President. Stevenson's name is not listed with the Illinois Secretary of State Corporation Division.

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Martin Wachel motioned that because of the problems including a lack of trust with Morgan as president that all prior assessment fees would be voided and that starting in February 2019 the monthly assessment would be \$150. Short seconded the motion. A vote was taken and the motion passed 4-0

Martin Wachel motioned that Larry Hlista would be the president of the association. The motion was seconded by Darlene Stevenson. The motion passed 4 to 0. Wachel then motioned Darlene Stevenson would be secretary which was seconded by Tywanda Short. The motion passed 4 to 0.

The unit owners also agreed 4 to 0 that if Morgan did not help with the transition a new condo association would be formed and the former association would be voided.

Short motioned for an adjournment of the meeting which was seconded by Stevenson. The adjournment passed 4 to 0.

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