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SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE MICHIGAN MANOR CONDOMINIUM ASSOCIATION



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CHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2019 12:14 PM PG: 1 OF 6

This document is recorded for
the purpose of amending the
Declaration of Condominium
(hereafter the "Declaration")

for the Michigan Manor Condominium
Association (hereafter the "Association"),

Which Declaration was recorded on October 23, 2001, as Document Number 0010989967 in the
Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the
"Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the Board of Directors and unit owners desire to amend the Declaration to
modify the limited common elements and to allow for electronic notice, and

WHEREAS, pursuant to Article XV, Paragraph 5 of the Declaration, the provisions of the
condominium instruments may be amended, changed or modified, by an instrument in writing
setting forth such amendment, change, or modification, signed and acknowledged by all of the
members of the Board, at least three fourths (3/4) of the Unit Owners, and the approval of any
mortgagees required under the provisions of the condominium instruments, and containing an
affidavit by an officer of the Board certifying that a copy of the amendment, change or
modification has been mailed by certified mail to all mortgagees having bona fide liens of record
against any Unit, not less than ten (10) days prior to the date of such affidavit.

For Use by Recorder's Office Only

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

Paul Ochmanek Legal

350 N. Clark, Suite 500, Chicago, IL 606054

Phone 312.404.6039

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P
W. H.

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NOW, THEREFORE, the Association hereby declares that the Declaration, Article III, Paragraph 3, by and is hereby amended as follows:

“Striking that portion of any heating system or component part thereof, such as radiators and component parts thereof as a Limited Common Element. The heating system and component parts thereof, such as radiators and its component parts thereof, shall be classified as a Common Element, regardless if it is reserved for the use of a certain Units or Units.”

NOW, THEREFORE, the Association hereby declares that the Declaration, Article III, Paragraph 1, by and is hereby amended as follows:

“Adding that portion of any heating system or component part thereof, such as radiators and component parts thereof as a Common Element. Therefore, the heating system and component parts thereof, such as radiators and its component parts thereof, shall be classified as a Common Element.”

Article XV of the By-laws, Paragraph 3, is modified to state, “Notices of any meetings (regular Board/Unit Owner) of the voting members shall be called providing notice to the Unit Owners via; personal delivery, regular mail to their last known address, OR electronic transmission/other acceptable technological means (provided such voting member consents to receive notice via electronic means, and the board member certifies in writing that the notice was sent to the voting member by electronic transmission) and shall be addressed to the Board or Association, or any Owner, as the case may be, at the address of the Building (indicating thereon the number of the respective Unit if addressed to an owner, or at such other address (of real property, email or fax number) as herein provided. The Association or Board may designate a different address for notices by giving written notice of such change of address to all Owners. Any owner may also designate a different address of notices by giving written notice of such change of address to the Board or Association.

If the Owner consents to receive notice via electronic transmission, the notice shall be sent to the Owner’s last known email address or fax number. It shall be the voting members’ duty and obligation to ensure the Association has a valid email address or fax number at all times. Notices issued by electronic means shall be deemed delivered when the email/fax is sent from the sender’s outbox. Proof of transmission will be available upon request.”

Affirmation. In all other respects, the Declaration is hereby ratified and confirmed.

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]

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WHEREAS, said instrument has been signed and acknowledged by the President and the Secretary of the Association;

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit B certifying that said instrument has been approved, at a special unit owner meeting called for such purpose, by at least a majority of the board members having at least a majority vote, as evidenced by the Affidavit; and

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit C certifying that a complete copy of the notice of special unit owner meeting and First Amendment, has been provided to all Unit Owners via personal delivery or mail to their last known address of record, and that the notice of special Unit Owner meeting and First Amendment was mailed, via certified mail, with return receipt requested, to all First Mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of such Affidavit.

APPROVED THIS DAY 5th OF April, 2019

MICHIGAN MANOR CONDOMINIUM ASSOCIATION:

By: [Signature]
Its president (signed)

By: Avest Rogers
Its president (printed)

By: [Signature]
Its secretary (signed)

By: Brannon Ingram
Its secretary (printed)

Subscribed and sworn to before me this 5th day of April, 2019

[Signature]
Notary Public



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EXHIBIT A LEGAL DESCRIPTION

UNIT NOS. 814-1E, 814-2E, 814-3E, 814-1W, 814-2W, 814-3W, 816-1E, 816-2E, 816-3E, 816-1W, 816-2W, 816-3W, 814-G, PARKING SPACES G-1, G-2, AND G-3, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 21 IN RESUBDIVISION OF BLOCK 8 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0010989967

PROPERTY ADDRESS: 814-816 MICHIGAN
EVANSTON, ILLINOIS 60202

PINS: 11-19-404-037-1001 THROUGH 11-19-404-037-1016

Property of Cook County Clerk's Office

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EXHIBIT B CERTIFICATION AS TO UNIT OWNER APPROVAL

L. Brannon Ingram do hereby certify that I am the duly elected and qualified Secretary for the Michigan Manor 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 Michigan Manor Condominium Association, was duly approved by at least seventy-five (75%) of the Unit Owners, in accordance with the provisions of Article 19 of the Declaration.

Brannon Ingram
Secretary

Subscribed and sworn to before me this 5th day of April, 2019.

Lidia Schahczinski
Notary Public



EXHIBIT C

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AFFIDAVIT AS TO MORTGAGEE/OWNER NOTIFICATION

I, Brannon Ingram, do hereby certify that I am the duly elected and qualified Secretary for the Michigan Manor 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 Michigan Manor Condominium Association was mailed to all first mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this Affidavit, via certified mail, with return receipt requested.

I further certify that the attached notice of special board meeting and Amendment to Declaration was mailed to the last known address of all offsite unit owners of record, and personally delivered to all onsite unit owners of record, as well as posted conspicuously throughout the Association's (front lobby, elevator, garage, etc.) no less than ten (10) days prior to the date of the special board meeting.

I also certify that a copy of the attached notice of special unit owner meeting was delivered to each unit owner residing within the Association's property by either placing the notice under the unit's front door or by handing the notice to the unit owner residing therein, or another individual beyond thirteen (13) years of age residing therein.

Brannon Ingram
Secretary

Brannon Ingram
Subscribed and sworn to before me

This 5th day of April, 2019

Lidia Schahczinski
Notary Public

