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CORRECTIVE AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS AND BY- LAWS FOR COVENTREE CONDOMINIUMS



Doc# 1928213151 Fee \$103.00
FRHSP FEE:\$9.00 RPRF FEE: \$1.00
EDDARD M. MOODY
CCOOK COUNTY RECORDER OF DEEDS
DATE: 10/09/2019 12:19 PM PG: 1 OF 27

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for Coventree Condominiums (the "Declaration") which Declaration was recorded in the Office of the Recorder of Deeds of Cook County on November 30, 1978 as Document Number 24743722, and pertains to the property legally described in Exhibit "A", which is attached hereto and made a part hereof.

RECITALS

WHEREAS, the Board of Directors adopted an Amendment regarding the creation of a guest apartment and lease of Common Elements (the "Amendment"), which Amendment was recorded in the Office of the Recorder of Deeds of Cook County on July 8, 2019 as Document Number 1918922082; and

WHEREAS, the Amendment was recorded with certain ballots which did not pertain to the amended provisions of the Declaration addressed therein; and

WHEREAS, certain pertinent ballots were omitted from the recording of the Amendment; and

WHEREAS, pursuant to Article XIX, Section 19.6 of the Declaration, the Declaration 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

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

JOSHUA A. WEINSTEIN, ESQ.
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060 — (847) 537-0500

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S —
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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 modifications has been mailed by certified mail to all mortgagees having bonafide liens of record against any Unit, not less than ten (10) days prior to the date of such affidavit; and

WHEREAS, said instrument has been signed by the all members of the Board of Directors of the Association; and

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto as Exhibit B certifying that said instrument has been approved by at least three-fourths (3/4) of the Unit Owners, as evidenced by the Affidavit and the attached signature page containing the signatures of said Unit Owners; and

WHEREAS, an Affidavit signed by an officer of the Association not less than ten (10) days prior to the date of such affidavit is attached hereto as Exhibit C certifying that a complete copy of the Amendment has been mailed certified mail to mortgagees having bonafide liens of record against any Unit.

NOW, THEREFORE, the Association hereby declares that the Article III, Section 3.1 be and is hereby amended as follows (additions in text are indicated by double underline and deletions in text are indicated by ~~strike-out~~):

3.1 Description. Except as otherwise in this Declaration provided, the Common Elements shall consist of all portions of the Property except the Units. Without limiting the generality of the foregoing, the Common Elements shall include the land, outside walks and driveways, landscaping, stairways, entrances and exits, halls, lobby, corridors, laundry, storage areas, elevators and shafts, steam room, meeting room, guest apartment, basement roof, structural parts of the Building, component parts of walls, floors and ceiling and pipes, ducts, flues, shafts and public utility lines serving the Common Elements of more than one Unit.

AND NOW, THEREFORE, the Association hereby declares that a new Article III, Section 3.6 be and is hereby added to the Declaration as follows (additions in text are indicated by double underline and deletions in text are indicated by ~~strike-out~~):

3.6 Lease of Common Elements. The Board shall have the right and authority, subject to the provisions of this Declaration, to lease or grant licenses or concessions with regard to parts of the Common Elements (other than Limited Common Elements). The rental, fees and terms of any such lease, license or concession shall be determined by the Board.

[Signature Page to Follow]

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EXHIBIT A

LEGAL DESCRIPTION

Lot 117 to 126, both inclusive, in Oliver Salinger Company's Second Lincoln Avenue Subdivision being a Subdivision of that part of the West half of the North East quarter of Section 20, Township 41, North, Range 13 East of the Third Principal Meridian and lying South of Lincoln Avenue in Cook County, Illinois.

Units 201 to 204, 206 and 207, 301 to 307, 401 to 407, 501 to 507, as delineated on the Plat of Survey of Lot 117 to 126, both inclusive, in Oliver Salinger Company's Second Lincoln Avenue Subdivision being a Subdivision of that part of the West half of the North East quarter of Section 20, Township 41, North, Range 13, East of the Third Principal Meridian and lying South of Lincoln Avenue in Cook County, Illinois; which Survey is attached as Exhibit "C" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 15, 1977, and known as Trust No. 41262, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 24743722.

PIN	Address
10-20-227-052-1001	5935 Lincoln Ave Unit 201 Morton Grove, IL 60053
10-20-227-052-1002	5935 Lincoln Ave Unit 202 Morton Grove, IL 60053
10-20-227-052-1003	5935 Lincoln Ave Unit 203 Morton Grove, IL 60053
10-20-227-052-1004	5935 Lincoln Ave Unit 204 Morton Grove, IL 60053
10-20-227-052-1005	5935 Lincoln Ave Unit 206 Morton Grove, IL 60053
10-20-227-052-1006	5935 Lincoln Ave Unit 207 Morton Grove, IL 60053
10-20-227-052-1007	5935 Lincoln Ave Unit 301 Morton Grove, IL 60053
10-20-227-052-1008	5935 Lincoln Ave Unit 302 Morton Grove, IL 60053
10-20-227-052-1009	5935 Lincoln Ave Unit 303 Morton Grove, IL 60053
10-20-227-052-1010	5935 Lincoln Ave Unit 304 Morton Grove, IL 60053
10-20-227-052-1011	5935 Lincoln Ave Unit 305 Morton Grove, IL 60053
10-20-227-052-1012	5935 Lincoln Ave Unit 306 Morton Grove, IL 60053
10-20-227-052-1013	5935 Lincoln Ave Unit 307 Morton Grove, IL 60053

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10-20-227-052-1014	5935 Lincoln Ave Unit 401 Morton Grove, IL 60053
10-20-227-052-1015	5935 Lincoln Ave Unit 402 Morton Grove, IL 60053
10-20-227-052-1016	5935 Lincoln Ave Unit 403 Morton Grove, IL 60053
10-20-227-052-1017	5935 Lincoln Ave Unit 404 Morton Grove, IL 60053
10-20-227-052-1018	5935 Lincoln Ave Unit 405 Morton Grove, IL 60053
10-20-227-052-1019	5935 Lincoln Ave Unit 406 Morton Grove, IL 60053
10-20-227-052-1020	5935 Lincoln Ave Unit 407 Morton Grove, IL 60053
10-20-227-052-1021	5935 Lincoln Ave Unit 501 Morton Grove, IL 60053
10-20-227-052-1022	5935 Lincoln Ave Unit 502 Morton Grove, IL 60053
10-20-227-052-1023	5935 Lincoln Ave Unit 503 Morton Grove, IL 60053
10-20-227-052-1024	5935 Lincoln Ave Unit 504 Morton Grove, IL 60053
10-20-227-052-1025	5935 Lincoln Ave Unit 505 Morton Grove, IL 60053
10-20-227-052-1026	5935 Lincoln Ave Unit 506 Morton Grove, IL 60053
10-20-227-052-1027	5935 Lincoln Ave Unit 507 Morton Grove, IL 60053

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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.

APPROVED THIS 23 DAY OF August, 2019.

BOARD OF DIRECTORS
COVENTREE CONDOMINIUMS

[Signature] (P)

[Signature] (VP)

[Signature] (S)

[Signature] (T)

[Signature]

Cook County Clerk's Office

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EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Carolyn Lenhardt, do hereby certify that I am the duly elected and qualified Secretary for the Coventree Condominiums, 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 Coventree Condominiums was mailed, via certified mail, to all mortgagees having bonafide liens of record against any Unit, not less than ten (10) days prior to the date of this affidavit.

Carolyn Lenhardt
Secretary

Dated at Morton Grove, Illinois this
23 day of August, 2019.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Robert M. Magid (signature)

Robert Magid (print name)

DATE: 3/19/2019, 2019

Property Address: 5735 Lincoln Ave "
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

AB Financial

6201 Deseriet Morton Grove

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Steve Marko (POA) for Steve Marko (signature)
Steve W. Marko (print name)

DATE: 8/4, 2019

Property Address: 5935 Lincoln Ave Unit 202, Morton Grove, IL 60053
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Tue [Signature]

(signature)

Tue Kim

(print name)

DATE: 3-25, 2019

Property Address: 5935 Lincoln Ave *Unit 203*
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

CHASE Bank

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Talika Yousef  (signature)

MANIBA YOUSUF (print name)

DATE: 08/21/ 2019

Property Address: 5935 Lincoln Ave # 206
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

U/F
1056, 3140 Finely Rd A, Downers Grove,
IL 60515

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

301

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COVENTREE CONDOMINIUMS

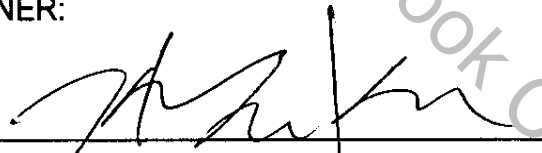
BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)
HYEOK SEON KWON (print name)

DATE: 8/9, 2019

Property Address: 5935 LINCOLN AVE UNIT 301
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Jennifer Van Ornum (signature)

Jennifer Van Ornum (print name)

DATE: March 21, 2019

Property Address: 5935 Lincoln Ave #302
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

[Signature] (signature)
JAY S. JAYNES (print name)

DATE: MARCH 21, 2019

Property Address: 5935 LINCOLN AVE., # 304, MORTON GROVE
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

US BANK

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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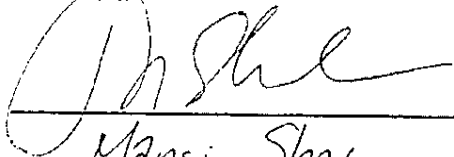
BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)
Mansi Shan (print name)

DATE: 03/21/19. 2

Property Address: 5935 Lincoln Ave #305
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

[Signature] (signature)

Boris GUREVICH (print name)

DATE: 3/17, 2019

Property Address: 4P1 307
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

John Ryan (signature)

JOHN RYAN (print name)

DATE: 8-3-19, 20

Property Address: Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

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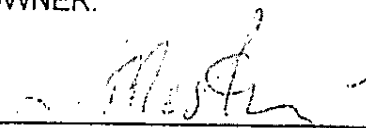
COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)
Ludmila Mostousova (print name)

DATE: 03/15/2019, 2

Property Address: 5935 Lincoln Ave #402
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. None

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

George Zerovos (signature)
GEORGE ZEROVOS (print name)

DATE: 03/19, 2019

Property Address: 5935 Lincoln Ave #405 Morton Grove IL
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

GEORGE ZEROVOS
7819 MAPLE ST
MORTON GROVE IL 60053

Loan No. NO LOAN / PAID!

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Nancy Hwang (signature)

Nancy Hwang (print name)

DATE: March 17, 2019

Property Address: 5935 N. Lincoln #404
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

N/A

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Carolyn Lenhardt (signature)
Carolyn Lenhardt (print name)

DATE: August 3, 2019

Property Address: 5935 Lincoln Ave. #407
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Christine Rusnak (signature)

Christine A Rusnak (print name)

DATE: 3/21, 2019

Property Address: Unit 501 5935 Lincoln Ave Morton Grove
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Isabel Pizada (signature)

IZABELA PIZADA (print name)

DATE: _____, 2_____

Property Address: 5935 LINCOLN SQ
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

WELLS FARGO

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Serif Deanovic Gisa Deanovic (signature)

SERIF DEANOVIC GISA DEANOVIC (print name)

DATE: MARCH 24, 2019

Property Address: 5935 LINCOLN AVE UNIT 503
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

[Signature] (signature)

NEENA OLSZEWSKI (print name)

DATE: 10/23, 2019

Property Address: 6435 Lincoln Ave Morton Grove, IL 60076
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Loan No. _____

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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COVENTREE CONDOMINIUMS

BALLOT

Regarding the proposed Amendment to the Declaration for Coventree Condominiums, specifically the creation of a guest apartment and the leasing of Common Elements:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Marian Cierpiala (signature)

MARIAN CIERPIALA (print name)

DATE: August 3, 2019

Property Address: 5935 LINCOLN AVE #506
Morton Grove, Illinois

Name and Address of Mortgage Lender (if any):***

Chase (Second loan)

Mail Code 014-7399

PO BOX 182613

Loan No. 4900576501

Chase
Mail Code 014-7399
PO BOX 182613
Columbus, OH 43218
6667877609

*** This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.