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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2019 02:19 PM PG: 1 OF 6

THIRD AMENDMENT TO THE GLENWOOD BALMORAL CONDOMINIUMS DECLARATION AND BY-LAWS

PREPARED BY: Lauren E. Wagner, Secretary
PREPARER'S ADDRESS: 5401 N. Glenwood Ave. #3, Chicago, IL 60640

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THIRD AMENDMENT TO THE GLENWOOD BALMORAL CONDOMINIUMS DECLARATION AND BY-LAWS

Whereas, The Glenwood Balmoral Condominiums Declaration and By-Laws governing the operation of and use of condominium units and common elements located at 5401-5403 North Glenwood Avenue and 1350-1354 West Balmoral Avenue, Chicago, Illinois, which premises are legally described as set forth on exhibit A, attached hereto, were duly recorded with the Cook County Recorder of Deeds as document number 0010973080 on October 8, 2001; and

Whereas, the Declaration and By-Laws reserve the right to amend same pursuant to Article XI, Section 11.01, provided that 66 2/3% or more of the unit owners vote to enact any amendment; and

Whereas, pursuant to notice, a special meeting was called to vote on a proposed amendment to the Declaration and By-Laws in August, 2019; and

Whereas, an amendment to the Declaration and By-Laws was proposed whereby the Declaration and By-Laws would be amended to allow the construction of solar panel systems by Owners of Units # 1350-3, 1354-3, 5401-3, and 5403-3 on the roof area above each respective Unit as set forth in the Plat; and

Whereas, in excess of 66 2/3% of the unit owners voted to amend the Declaration and By-Laws at said meeting; and

Whereas, pursuant to the Declaration and By-Laws, all lien-holders were notified by e-mail in August 2019, and all responded with approval, and an affidavit signed by the Treasurer of the Association was executed and is attached hereto as exhibit B;

NOW THEREFORE, PURSUANT TO PROPER NOTICE AND A VOTE THAT WAS SUSTAINED BY MORE THAN 66 2/3% OF THE UNIT OWNERS, THE GLENWOOD BALMORAL CONDOMINIUMS DECLARATION AND BY-LAWS ARE AMENDED AS FOLLOWS:

1. Section 3.03 Limited Common Elements are amended to read, p.7, second paragraph,

Units # 1350-3, 1354-3, 5401-3, and 5403-3 have been designed to accommodate roof decks located on the roof area above each respective Unit, as set forth in the Plat. These roof deck areas shall be Limited Common Elements appurtenant to Units # 1350-3, 1354-3, 5401-3, and 5403-3. The owners of said Units shall have an ongoing right to construct a roof deck or solar panel system on the roof deck area designated on the Plat for their Unit, without the necessity of first obtaining any consent or approval

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from the Board. The said Unit Owner shall, however, provide the Board with a copy of the plans for such roof deck or solar panel system and the building permit issued by the City of Chicago, if required, prior to the construction of same. The owner of said Units shall be responsible for the repair and maintenance of their respective roof deck area or solar panel system set forth as a Limited Common Element for their sole and exclusive use on the Plat.

This Third Amendment to The Glenwood Balmoral Condominiums Declaration and By-Laws was made on August 18, 2019, and same shall be recorded with the Cook County Recorder of Deeds by the Secretary of the Association.

Lauren E. Wagner

Secretary

Print Name: Lauren E. Wagner

Cook County Clerk's Office

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Exhibit A

Legal Description

Lots 25, 26, and the South 10 feet of Lot 27 in Block 5 in Cochran's Third Addition to Edgewater, a Subdivision of the East 1/2 of the Northwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Property Address: 5401-5403 N. Glenwood Avenue and 1350-1354 W. Balmoral Avenue, Chicago, Illinois 60640

PIN: 14-08-110-019-0000

Cook County Recorder of Deeds Document Number 0010973080

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RECORDER OF DEEDS

Exhibit B

Affidavit of Treasurer

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The Glenwood Balmoral Condominium Association
5401 N. Glenwood Ave. Units #1-3
5403 N. Glenwood Ave. Units #1-3
1350 W. Balmoral Ave. Units #1-3
1354 W. Balmoral Ave. Units #1-3

AFFIDAVIT OF WILLIAM SAMMARCO

1. I am the Treasurer for The Glenwood Balmoral Condominiums.
2. In August, 2019, in excess of 66 2/3% of the ownership of The Glenwood Balmoral Condominiums voted to modify the Declarations and By-Laws.
3. In August, 2019, notices of a modification to the Declarations and By-Laws of The Glenwood Balmoral Condominiums were sent to all lien holders of record.

I affirm that the foregoing statements are true and correct to the best of my knowledge and belief.

Date 9/3/2019


William Sammarco
Treasurer
The Glenwood Balmoral Condominiums

States of Illinois)

County of Cook)

Signed and sworn before me on the 3rd day of September, 2019.

