

# UNOFFICIAL COPY



**This Document Prepared  
By and After Recording**

**Return To:**

R. Kymn Harp  
Robbins, Salomon & Patt, Ltd.  
180 N. LaSalle Street, Suite 3300  
Chicago, IL 60601

Doc# 1933806052 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2019 12:00 PM PG: 1 OF 7

*Space Above for Recorder's Use Only*

## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP OF GUNNISON COURT CONDOMINIUM ASSOCIATION

Reference is made to a Declaration of Condominium Ownership ("**Declaration**") dated April 4, 2007 and recorded April 5, 2007 in the office of the Cook County Recorder as document No. 0709560062 submitting the property described therein to the provisions of the Illinois Condominium Property Act, ("**ICPA**") and thereby establishing *Gunnison Court Condominium Association* (the "**Association**"), located at 3001 to 3009 W. Gunnison, Chicago, Illinois 60625.

Pursuant to the ICPA and the terms of the Declaration, including the by-laws made a part thereof, a special meeting of unit owners ("**Special Meeting of Unit Owners**") was duly called for December 3, 2019 by unit owners having at least twenty percent (20%) of the votes to be cast at such meeting pursuant to a written Notice of Special Meeting of Unit Owners of *Gunnison Court Condominium Association* dated November 18, 2019 (the "**Notice of Special Meeting**"). The purpose for which the Special Meeting of Unit Owners was called was explicitly set forth in the Notice of Special Meeting, a copy of which is attached hereto as Exhibit A. At the Special Meeting of Unit Owners held on December 3, 2019, unit owners representing 96.4% of all ownership interests in the Association were present in person.

At the Special Meeting of Unit Owners a Motion seeking to amend Article 9 of the Declaration as referred to in the Notice of Special Meeting was made, seconded, called, and duly voted upon. The Motion was passed by the affirmative vote of the unit owners holding ninety-six and 40/100 percent (96.4%) of all ownership interests in the Association, representing one hundred percent (100%) of the votes cast by the unit owners in attendance at such Special Meeting.

S X  
P 7  
S \_\_\_\_\_  
M X  
SC \_\_\_\_\_  
E X  
INT AB

# UNOFFICIAL COPY

By this First Amendment to Declaration of Condominium Ownership of *Gunnison Court Condominium Association* (the “**First Amendment to Declaration**”), the approved amendment to the Declaration is hereby placed of record.

## APPROVED AMENDMENT TO DECLARATION

The following amendment to the Declaration was duly approved and adopted by the Unit Owners at the Special Meeting held on December 3, 2019 by affirmative vote of the owners of ninety-six and 40/100 percent (96.4%) of the ownership interests in the Association, as authorized by Section 27(e)(i) of the ICPA, and shall be effective upon recording this First Amendment to Declaration as provided in Section 17 of the ICPA:

Article 9 of the Declaration is hereby deleted in its entirety and is replaced with the following substitute provision:

### ARTICLE 9

#### Sale of The Property

The Unit Owners, upon a firmative vote of not less seventy-five percent (75%) of the Unit Ownership may, at a meeting duly called for such purpose, elect to sell the property as a whole in accordance with Section 15 of the Condominium Property Act (765 ILCS 605(15)); provided, so long as City of Chicago Municipal Ordinance 13-72-085 shall be in effect, the Unit Owners, upon affirmative vote of not less than eighty-five percent (85%) of the Unit Ownership may, at a meeting duly called for such purpose, elect to sell the property as a whole in accordance with City of Chicago Municipal Ordinance 13-72-085.

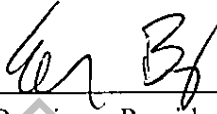
Any sale of the property as a whole authorized pursuant to this Article 9 and Section 15 of the Condominium Property Act, and City of Chicago Municipal Ordinance 13-72-085 may be to an affiliate of a bulk owner or owners of seventy-five percent (75%) or more of the Unit ownership, subject however to all rights and protections granted to objecting Unit Owners as provided in Section 15 of the Condominium Property Act and as provided in City of Chicago Municipal Ordinance 13-72-085.

Except as amended by the foregoing amendment, the Declaration remains in full force and effect.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the matters set forth in the foregoing First Amendment to Declaration are hereby certified by the President of the Association to be true; and as authorized by Section 17 of the Illinois Condominium Property Act this First Amendment to Declaration is executed by the President of the Association to be recorded for the purposes set forth herein, to be effective upon recording.

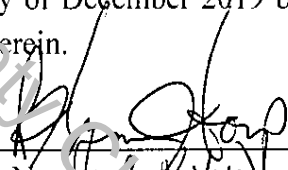
Gunnison Court Condominium Association

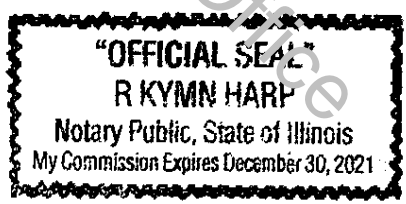
By:   
Eloy Burciaga, President

*Acknowledgement*

State of Illinois        )  
                                  ) SS  
County of Cook        )

The foregoing First Amendment to Declaration of *Gunnison Court Condominium Association* (the "Association") was duly executed before me this 3<sup>rd</sup> day of December 2019 by Eloy Burciaga, President of the Association, for the purposes set forth therein.

  
Print Name: R. KYMN HARP  
Notary Public (Seal)  
My Commission Expires: 12-30-2021



# UNOFFICIAL COPY

NOTICE OF SPECIAL MEETING OF UNIT OWNERS  
Of  
GUNNISON COURT CONDOMINIUM ASSOCIATION

TO: ALL UNIT OWNERS

RE: SPECIAL MEETING OF UNIT OWNERS

DATE/TIME OF SPECIAL MEETING: December 3, 2019 at 2:00 PM

PLACE OF SPECIAL MEETING: 180 N. LaSalle Street, Suite 3300, Chicago, IL 60601

NOTICE IS HEREBY GIVEN that a SPECIAL MEETING OF UNIT OWNERS of *Gunnison Court Condominium Association* (the "Association") is scheduled for the date, time, and place set forth above for the purpose of considering and voting upon the matters described in this Notice.

The Special Meeting of Unit Owners called hereby (the "Special Meeting") is called pursuant to Section 5.04 of the Declaration of Condominium Ownership ("Declaration") recorded April 5, 2007 in the office of the Cook County Recorder as document No. 0709560062, by the Unit Owners having at least twenty percent (20%) of the votes to be cast at such meeting; and pursuant to Section 18(b)(5) of the Condominium Property Act (765 ILCS 605/18(b)(5)) by not less than twenty percent (20%) of the Unit Owners.

In fact, the Special Meeting called hereby is called by Unit Owners holding Ninety-Six and 40/100 percent (96.4%) of the percentage interest in the Common Elements of the Association. This Notice of Special Meeting is served pursuant to Section 5.4(c) and Section 5.05 of the Declaration, and pursuant to Section 18(b)(6) of the Condominium Property Act (765 ILCS 605/18(b)(6)) on all Unit Owners not joining in calling the Special Meeting via regular United States Mail, postage fully prepaid, to the address or addresses specified in the Certificate of Service by Mailing appended hereto. The Unit Owners calling the Special Meeting waive service of this Notice.

*At the Special Meeting the following matters will be considered and voted upon:*

1. AMENDMENT TO DECLARATION: Adoption of an Amendment to Article 9 of the Declaration by deleting the existing Article 9 in its entirety and replacing it with the following:

ARTICLE 9

Sale of The Property

The Unit Owners, upon affirmative vote of not less seventy-five percent (75%) of the Unit Ownership may, at a meeting duly called for such

# UNOFFICIAL COPY

purpose, elect to sell the property as a whole in accordance with Section 15 of the Condominium Property Act (765 ILCS 605/15); provided, so long as City of Chicago Municipal Ordinance 13-72-085 shall be in effect, the Unit Owners, upon affirmative vote of not less than eighty-five percent (85%) of the Unit Ownership may, at a meeting duly called for such purpose, elect to sell the property as a whole in accordance with City of Chicago Municipal Ordinance 13-72-085.

Any sale of the property as a whole authorized pursuant to this Article 9 and Section 15 of the Condominium Property Act, and City of Chicago Municipal Ordinance 13-72-085 may be to an affiliate of a bulk owner or owners of seventy-five percent (75%) or more of the Unit ownership, subject however to all rights and protections granted to objecting Unit Owners as provided in Section 15 of the Condominium Property Act and as provided in City of Chicago Municipal Ordinance 13-72-085

THIS NOTICE IS GIVEN THIS 18<sup>th</sup> day of November 2019 by the undersigned Unit Owner holding Ninety-Six and 40/100 percent (96.4%) of the percentage interest in the Association for the purposes set forth herein

Gunnison Commons, LLC  
An Illinois limited liability company

By:   
Eloy Burciaga, Manager

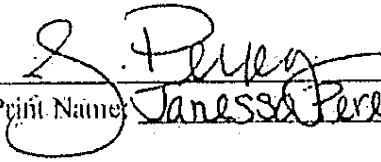
# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE BY MAILING

The undersigned hereby certifies under penalties of perjury that the foregoing Notice of Special Meeting was deposited for mailing with the United States Postal Service, for mailing via Regular United States Mail, postage fully prepaid, to the following addresses on 10/18, 2019.

Jorge Alvarez  
3001 W, Gunnison, Unit 2N  
Chicago, IL 60625

Beatriz Jaramillo  
3001 W, Gunnison, Unit 2N  
Chicago, IL 60625

  
Print Name: Janessa Perez

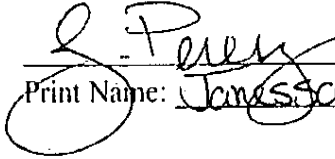
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE BY MAILING

The undersigned hereby certifies under penalties of perjury that the foregoing Notice of Special Meeting was deposited for mailing with the United States Postal Service, for mailing via Regular United States Mail, postage fully prepaid, to the following addresses on 10/19, 2019.

Jorge Alvarez  
51216 E. Arnold Drive  
New Buffalo, MI 49117

  
Print Name: Jessica Perez

Property of Cook County Clerk's Office