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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/23/2019 11:09 AM PG: 1 OF 26

Kovitz Shifrin Nesbit
175 N. Archer Avenue
Mundelein, Illinois 60060
Attn: David M. Bendoff, Esq.

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR EUCLID COMMONS CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for Euclid Commons Condominium (hereafter the "Association"), which Declaration was recorded on December 27, 2006, as Document No. 0636109059 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 thereof.

This amendment is adopted pursuant to the provisions of Article Eleven, Section 11.02 and Article Eight, Section 8.02 of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Board of Managers of the Association (the "Board"), and executed by Owners representing at least sixty-seven percent (67%) of the Undivided Interests, and consented to by First Mortgagees holding in the aggregate First Mortgages on at least two-thirds (2/3) of the Unit Ownerships (by number) which are subject to First Mortgages held by Eligible Mortgagees (which approval may be implied when an Eligible Mortgagee fails to advise to the contrary within thirty (30) days after the Association makes a request by certified or registered mail.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to limit the number of Dwelling Units that can be leased at any one time, with certain limited exceptions, and to restrict occupancy of Dwelling Units, and;

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WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, executed by Owners representing at least sixty-seven percent (67%) of the Undivided Interests, and consented to in writing or by implication by First Mortgagees holding in the aggregate First Mortgages on at least two-thirds (2/3) of the Unit Ownerships (by number) which are subject to First Mortgages held by Eligible Mortgagees, all in compliance with Article Eleven, Section 11.02 and Article Eight, Section 8.02 of the Declaration and Section 17 of the Act.

NOW THEREFORE, Article Three, Section 3.07 of the Declaration of Condominium Ownership for Euclid Commons Condominium is hereby amended in accordance with the text which follows (additions in text are indicated by double underline; deletions by ~~strike-outs~~):

~~"3.07 LEASE OF DWELLING UNITS: Any Owner shall have the right to lease all (and not less than all) of his Dwelling Unit, subject to the provisions of subsections (a) and (b) below and the provisions of Section 9.02 of this Declaration:~~

~~(a) No Dwelling Unit shall be leased for less than twelve (12) months or for hotel or transient purposes.~~

~~(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. Lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.~~

~~(c) Each Owner who leases his Dwelling Unit shall be required to furnish the Condominium Association with a copy of the lease and shall promptly notify the Condominium Association of any change in status of the lease. The Condominium Association shall maintain a record of such information with respect to all leased Dwelling Units.~~

(a) (i) Notwithstanding any other provisions of the Declaration to the contrary, the leasing of more than nine (9) of the Dwelling Units at any one time is prohibited, except as hereinafter provided in subsections (ii), (iii), (iv), (v), and (vi). The Board shall adopt rules to address leasing priority in the event the number of Dwelling Units being leased has reached the above limit.

(ii) Any Unit Owner who owns a Dwelling Unit on the date of recording this Amendment is not affected by subsection (i) and (iii) with respect to such Dwelling Unit; provided, however, that upon the transfer of ownership of the Dwelling Unit or transfer of the beneficial interest in a trust holding legal title to such Dwelling Unit the provisions of subsection (i) and (iii) shall be applicable to such Dwelling Unit; provided that any lease in force for such Dwelling Unit on the date of such transfer may continue until the earlier of the date that the then term of such lease expires or the date that such lease is otherwise terminated.

(iii) In the event that the maximum number of Dwelling Units permitted to be leased are being lease pursuant to subsection (i), to meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to a Unit Owner to lease his Dwelling Unit to a specified lessee for a period of not less than twelve (12) consecutive months nor more than twenty-four (24) consecutive months on such other reasonable terms as the Board may establish. Such permission may be granted by the Board only upon the written

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application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of the lease. The Board's decision shall be final and binding.

(iv) The provisions of subsections (i), (ii), and (iii) shall not apply to the rental or leasing of a Dwelling Unit to a Unit Owner's spouse, sibling, child, parent, grandparent, or to any one or more of them.

(v) The provisions of subsections (i), (ii), and (iii) shall not apply to the leasing of Dwelling Units by the Association through its Board of Managers, in connection with the Association's possession of a Dwelling Unit as authorized under the Illinois Code of Civil Procedure.

(vi) No Dwelling Unit permitted to be leased shall be used for hotel or transient purposes or subleased, no Owner shall lease less than the entire Dwelling Unit, and all permitted leases shall be in writing, for a term of at least twelve (12) months and not more than twenty four (24) months, and shall be subject to the terms of the Declaration, By-Laws, and the rules established by the Board. The Owner of a Dwelling Unit being leased as permitted hereunder shall provide the Association with the names of all tenants of the Dwelling Unit, including the tenants' family members who will occupy the Dwelling Unit, and only those persons may reside in the Dwelling Unit. The provisions of the Condominium Property Act, the Declaration, By-Laws and rules and regulations that relate to the use of the individual Dwelling Unit or the Common Elements shall be applicable to any person leasing a Dwelling Unit and shall be deemed to be incorporated in any lease. With regard to any lease, the Unit Owner leasing the Dwelling Unit shall deliver a copy of the signed lease to the Board not later than the date of occupancy or ten (10) days after the lease is signed, whichever occurs first. The Owner shall promptly notify the Association of any change in status of the lease. In addition to any other remedies, by filing an action jointly against the tenant and the Unit Owner, the Association may seek to enjoin a tenant from occupying a Dwelling Unit or seek to evict a tenant under the provisions of Article IX of the Code of Civil Procedure for failure of the lessor-Owner to comply with the leasing requirements prescribed by the Act or by the Declaration, By-Laws, and rules and regulations. The Board of Managers may proceed directly against a tenant, at law or in equity, or under the provisions of Article IX of the Code of Civil Procedure, for any other breach by a tenant of any covenants, rules, regulations or By-Laws. A Unit Owner may not assign, delegate, transfer, surrender, or avoid the duties, responsibilities, and liabilities of a Unit Owner under the Condominium Property Act, the condominium instruments, or rules and regulations of the Association; and such an attempted assignment, delegation, transfer, surrender, or avoidance shall be deemed void.

(vii) Except for Dwelling Units permitted to be and being leased hereunder, each Dwelling Unit shall be occupied by the Owner (including the beneficiary of a trust holding legal title to the Dwelling Unit), said Owner's spouse, sibling, child, parent, grandparent, or any one or more of them; with respect to Dwelling Units owned by a corporation, a partnership, or limited liability company, or if the beneficiary of a trust holding legal title to a Dwelling Unit is a corporation, partnership, or limited liability company, such Dwelling Unit shall be occupied by a shareholder of such corporation, partner of such partnership, member of such limited liability

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company, such shareholder's, partner's, or member's spouse, sibling, child, parent, grandparent, or any one or more of them."

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

Property
COOK COUNTY
RECORDER OF DEEDS

Cook County Clerk's Office

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PRESIDENT'S SIGNATURE PAGE

I *cy Slijf*, am the President of the Board of Managers of Euclid Commons Condominium Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act

EXECUTED this 22 day of November, ~~2018~~ 2019 or.

BY: *cy Slijf*
President

COOK COUNTY
RECORDER OF DEEDS

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CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Ryan Eikmeier, state that I am the Secretary of the Board of Managers of Euclid Commons Condominium Association, an Illinois not-for-profit corporation and condominium, and as such Secretary and the keeper and custodian of the books and records of said condominium, I hereby certify that the persons whose names are subscribed to the foregoing instruments are Owners representing at least sixty-seven percent (67%) of the Undivided Interests.

BY: Ryan Eikmeier
Secretary

DATE: December 23, 2019

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A LEGAL DESCRIPTION

UNITS 201, 201, 203, 204, 205, 206, 207, 208, 209, 301, 301, 303, 304, 305, 306, 307, 308, 309, 401, 401, 403, 404, 405, 406, 407, 408, AND 409 IN EUCLID COMMONS CONDOMINIUM,

AS DELINEATED ON THE SURVEY OF A PARCEL OF REAL ESTATE IN THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NO. 0636109059.

Commonly Known As: 125 N. Euclid
Oak Park, IL. 60301

Permanent Index Number: 16-07-224-028-1001
through and including: 16-07-224-028-1027

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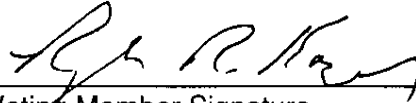
VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 20th day of May 2018.

RALPH R. KAZED

Voting Member Printed Name



Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
201 in the Euclid Commons
Condominium Association, and
having 62.19% ownership in the
common elements.

Property of Cook County Clerk's Office

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 23rd day of June 2018.

Stephanie Crawford
Voting Member Printed Name

Stephanie Crawford
Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit

202 in the Euclid Commons
Condominium Association, and
having 4.83% ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 10 day of September 2018.

Sharon Brusley
Voting Member Printed Name

S. Brusley
Voting Member Signature

Unit Address:
125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
203 in the Euclid Commons
Condominium Association, and
having 3.18% ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 5 day of Dec 2019 ~~December, 2018~~ 2018.

Greg Puccetti

Voting Member Printed Name

Gregory P Puccetti

Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
204 in the Euclid Commons
Condominium Association, and
having 3.321 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 23 day of June 2018.

Megan Lafata
Voting Member Printed Name

Megan Lafata
Voting Member Signature

Unit Address: #2019
125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
2019 in the Euclid Commons
Condominium Association, and
having 3.084 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 22 day of MAY 2018.

ESTHER BALAGUEL
Voting Member Printed Name


Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
208 in the Euclid Commons
Condominium Association, and
having ~~100~~ % ownership in the
common elements. 3.656/1.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 24th day of JUNE 2018.

JOHN V. SHANEN
Voting Member Printed Name

[Handwritten Signature]
Voting Member Signature

Unit Address:
125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit(s)
209, 406 in the Euclid Commons
Condominium Association, and
having 7 % ownership in the
common elements. 6.3471.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 15th day of June 2018.

Timothy J. Silver
Voting Member Printed Name

[Handwritten Signature]
Voting Member Signature

Unit Address:
125 N. Euclid # 301
Oak Park, IL. 60301

Being owner(s) of Unit
301 in the Euclid Commons
Condominium Association, and
having 4.219% ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 28th day of May 2018.

Cy Sika Sr.
Voting Member Printed Name

Cy Sika
Voting Member Signature

Unit Address:
125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
302 in the Euclid Commons
Condominium Association, and
having 4.83% ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

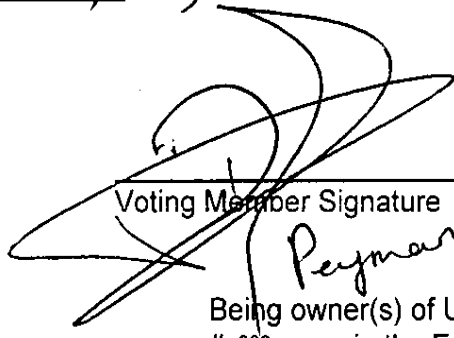
EXECUTED this ____ day of Nov. 29, 2018

Peyman Oskuei

Voting Member Printed Name

Unit Address:

125 N. Euclid
Oak Park, IL. 60301


Voting Member Signature
Peyman Farhangji Oskuei

Being owner(s) of Unit
308 in the Euclid Commons
Condominium Association, and
having 3.656 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 19 day of June 2018.

Raimundas Juraicius, Indre Dabkute
Voting Member Printed Name

Raimundas Juraicius
Voting Member Signature

Unit Address:

125 N. Euclid Apt 309
Oak Park, IL. 60301

Being owner(s) of Unit
309 in the Euclid Commons
Condominium Association, and
having 4.423 % ownership in the
common elements.

No Mortgage

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 29 day of May 2018.

JOHN MCGIVERN
Voting Member Printed Name

John McGivern
Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
401 in the Euclid Commons
Condominium Association, and
having 4.133 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 25th day of MAY 2018.

EMMA A. SAINT MARTIN
Voting Member Printed Name


Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
402 in the Euclid Commons
Condominium Association, and
having 4.92% ownership in the
common elements.

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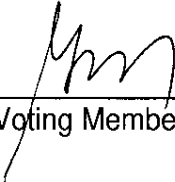
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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 28 day of May 2018.

MACIEJ DARACZ
Voting Member Printed Name


Voting Member Signature

Unit Address:
125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
403 in the Euclid Commons
Condominium Association, and
having 3.1 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 23 day of June 2018.

Davitokhrustov
Voting Member Printed Name


Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
404 in the Euclid Commons
Condominium Association, and
having 3.321 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 21st day of October 2019 ¹⁵

Nick Solomos
Nick Solomos
Voting Member Printed Name

Nick Solomos
Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
407 in the Euclid Commons
Condominium Association, and
having 3.48 % ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 8 day of Sept. 2018.

TANYA SIENKO
Voting Member Printed Name


Voting Member Signature

Unit Address:
125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
408 in the Euclid Commons
Condominium Association, and
having 3.6% ownership in the
common elements.

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VOTING MEMBER SIGNATURE PAGE

The undersigned is a voting member of the Euclid Commons Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Article Eleven, Section 11.02 of the Declaration.

EXECUTED this 6 day of February 2018⁹.

Deborah A. Holman
Voting Member Printed Name

Deborah A. Holman
Voting Member Signature

Unit Address:

125 N. Euclid
Oak Park, IL. 60301

Being owner(s) of Unit
409 in the Euclid Commons
Condominium Association, and
having 44.23% ownership in the
common elements.

Property of Cook County Clerk's Office