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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/08/2021 02:00 PM PG: 1 OF 13

SECOND AMENDMENT  
TO DECLARATION OF  
CONDOMINIUM  
OWNERSHIP FOR  
1413 WEST CUYLER  
CONDOMINIUM  
ASSOCIATION

1L220379

This Second Amendment ("Amendment") to the Declaration of Condominium Ownership for 1413 West Cuyler Condominium Association dated December 19, 1996 recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 27, 1996 as Document Number 96975757 ("Declaration") is made this 7th day of August, 2020 by and among the undersigned Unit Owners.

## WITNESSETH:

**WHEREAS**, the real estate described in Exhibit A attached hereto and commonly known as 1413 West Cuyler, Chicago, Illinois was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to the Declaration. All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

**WHEREAS**, the Declaration provides that the Declaration may be modified by a written instrument signed by Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements, provided that all lienholders of record have been notified of such modification by certified mail and an affidavit of the Secretary of the Association certifying such mailing is attached to the written instrument;

(13)

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**WHEREAS**, Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements desire to modify the Declaration to provide certain limitations on the leasing of the Units.

**NOW THEREFORE**, the Unit Owners, whose signatures appear below and who own not less than seventy-five percent (75%) of the total ownership of the Common Elements, hereby agree as follows:

Article IX of the Declaration is amended by adding the following subparagraph D:

D. Limits on Leases. No Unit shall be leased by a Unit Owner or occupied by a person other than the Unit Owner except as otherwise provided herein. Notwithstanding the foregoing, upon the affirmative vote of a majority of the Unit Owners, a Unit Owner may lease the Unit Owner's Unit for no longer than one year. Any Unit Owner desiring to lease such Unit Owner's Unit shall submit a letter to the Board setting forth the following: (i) the reasons that the Unit Owner desires to lease the Unit; (ii) the name, address and telephone number (both home and business) of the proposed lessee; (iii) the names of all persons who will occupy the Unit; and (iv) such other information regarding such lessee and other occupants as the Board may desire. Upon receipt of a Unit Owner's letter seeking to lease a Unit, the Board shall promptly present the proposal for the lease of the Unit to the Unit Owners for a vote. Upon approval of a majority of the Unit Owners, the Unit Owner shall enter into a written lease and, a copy of such lease, shall be furnished to the Board. The lessee under every such lease shall be bound by and subject to all of the obligations under the Declaration, By-Laws and rules and regulations of the Association and the failure of the lessee to comply therewith shall constitute a default under the lease which shall be enforceable by the Board or the Association, and the lease shall be deemed to expressly so provide. The Unit Owner making such lease shall not be relieved thereby from any of said obligations. In addition to any other remedies provided for in this Declaration, the Association may seek to enjoin any lessee or occupant from occupying a Unit or seek to evict such lessee or occupant by filing an action jointly against the lessee or occupant and Unit Owner, under the provisions of Article IX of the Code of Civil Procedure for failure of the Unit Owner to comply with the leasing requirements prescribed by this Section IX.D. or elsewhere in the Declaration, By-Laws and Rules and Regulations of the Association. The Board may proceed directly against such lessee or occupant, at law or in equity, or under the provisions of Article IX or the Code of Civil Procedure, for any other breach by such lessee of the provisions of this Declaration, the By-Laws or the Rules and Regulations of the Association.

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IN WITNESS WHEREOF, the undersigned have executed this instrument this \_\_\_ day of June, 2020.

### UNIT OWNERS

JULIE LEONE Julie A. Leone 6/25/2020

Lise Watson Lise K Watson 7/3/2020

James Watson James Watson 7/3/2020

Cindy Tsai Cindy Tsai 7/3/2020

Jody Butterbach Jody Butterbach 7/3/2020

Rana Gasser Rana Gasser 7/6/2020

Julia Stellan Julia Stellan 7/9/2020

Adam Stellan Adam Stellan 7/9/2020

\_\_\_\_\_  
\_\_\_\_\_


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STATE OF ILLINOIS    )  
                                  )  
COUNTY OF COOK     )

I, CHRISTIAN J. LEONARD, a Notary Public in and for said County and State do hereby certify that JULIE LEONE, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



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STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK     )

I, CHRISTIAN J. LEONARD, a Notary Public in and for said County and State do hereby certify that LISE WATSON, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3 day of <sup>JULY</sup>~~June~~, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



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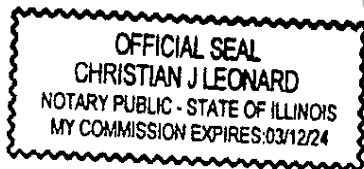
STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK    )

I, CHRISTIAN J. LEONARD, a Notary Public in and for said County and State do hereby certify that JAMES WATSON appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3<sup>rd</sup> day of ~~June~~ <sup>JULY</sup>, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, CHRISTIAN J. LEONARD a Notary Public in and for said County and State do hereby certify that CYNTHIA TSAI, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3 day of <sup>JULY</sup>~~June~~, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



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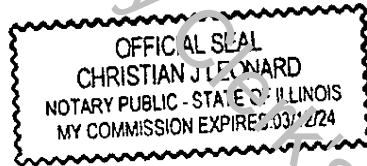
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, CHRISTIAN J. LEONARD a Notary Public in and for said County and State do hereby certify that JODY BUTTERBACH appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3 day of <sup>JULY</sup> ~~June~~, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



Notary's Office



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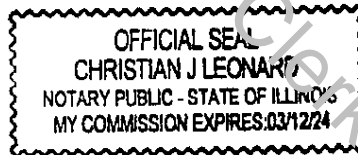
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, CHRISTIAN J. LEONARD, a Notary Public in and for said County and State do hereby certify that RANA CASSEL appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)



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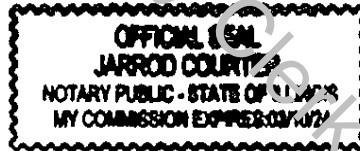
STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK    )

I, Jarrold Courter, a Notary Public in and for said County and State do hereby certify that Mia Stellar, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9<sup>th</sup> day of June, 2020.

Jarrold Courter  
NOTARY PUBLIC

(SEAL)



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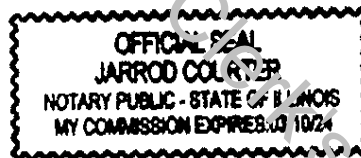
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, Jarrod Carter, a Notary Public in and for said County and State do hereby certify that Adam Steller, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8<sup>th</sup> day of June, 2020.

Jarrod Carter  
NOTARY PUBLIC

(SEAL)



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## EXHIBIT "A"

### LEGAL DESCRIPTION OF UNITS

UNITS 1E, 1W, 2E, 2W, 3E, AND 3W IN THE 1413 W. CUYLER CONDOMINIUM ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN BLOCK 4 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY MARGARET AND THOMAS O'NEILL, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96975757 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### LEGAL DESCRIPTION OF UNDERLYING LAND

LOT 3 IN BLOCK 4 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 1413 W. Cuyler, Chicago, Illinois

P.I.N.: 14-17-314-020

#### UNIT PIN Numbers:

14-17-314-050-1001

14-17-314-050-1002

14-17-314-050-1003

14-17-314-050-1004

14-17-314-050-1005

14-17-314-050-1006

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## EXHIBIT B

### AFFIDAVIT OF BOARD OF DIRECTORS


Lise Watson, Treasurer of the Board, being first duly sworn upon oath, hereby states that she delivered by certified mail a copy of the above and foregoing Amendment to the following lienholders of record:

- 1) Bank of America- Attn: CCNR PO Box 27262, Tampa, FL 33623-7262 ( Butterbach- 3E)
- 2) Chase Post Closing Dept- Attn: Shonica Dix 780 Kansas Ln, Floor 2, Monroe, LA 71203 (Lconc- 2E)
- 3) Bank of America- PO Box 31785 Tampa, FL 33631-3785 (Tsai- 2w)
- 4) Associated Bank, N. A. 1305 Main St.,Stevens Point, WI 54481 ( Stellars- 1E)
- 5) US Bank Home Mortgage, 4801 Frederica St. , Owensboro, KY 42301 (Gasser- 1W)

Note: The 6<sup>th</sup> unit in the building- 3W Watson, does not have a lien holder.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: Aug 1, 2020

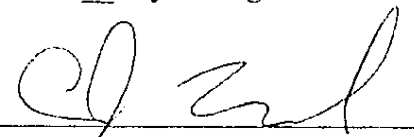
  
 Name: Lise K. Watson

STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )

I, CHRISTIAN J. LEONARD Notary Public in and for said County and State do hereby certify that LISE WATSON, appeared before me this day in person and acknowledged that s/he signed and delivered the foregoing Affidavit as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1<sup>th</sup> day of Aug 2020.



  
 NOTARY PUBLIC

(SEAL)