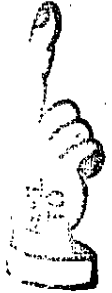




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COOK COUNTY CLERK  
DATE: 01/21/2021 09:56 AM PG: 1 OF 16

David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
20 N. Clark St., Suite 2500  
Chicago, IL 60602  
Tel: (312) 235-8808



**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE ELEANOR CONDOMINIUM**

This document is recorded for the purposes of amending the Declaration of Condominium Ownership for the Eleanor Condominium Association (the "Association") recorded with the Recorder of Deeds of Cook County, Illinois on September 18, 1979, as Document No. 3139132 (the "Declaration"), and covers 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 19 of the Declaration and Section 27 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 signed and acknowledged by the Board and approved by the Unit Owners of the Association.

**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.

**WHEREAS**, the Board and 100% of the Unit Owners desire to change the percentage of ownership interest in the common elements allocated to each Unit.

**WHEREAS**, the Association seeks to amend Article 9, Section 1 of the Declaration so that the Board is empowered to create and implement certain leasing restrictions from time to time.

**WHEREAS**, the Amendment has been executed by a Board Member of the Association and approved by 100% of the Unit Owners, and due notice having been provided to all mortgagees holding bona fide liens of record against any Unit Ownership, all in compliance with Articles 17 and Section 27 of the Act.

S 7  
P 10  
S N  
M 4  
SC 4  
E M  
INT gmc  
D 10-9-20

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NOW THEREFORE, the percentage of ownership interest in the common elements allocated to each Unit as identified in Exhibit "B" to the Declaration is changed to reflect the new "Revised Percentage of Ownership" as follows;

Unit	Prior Percentage of Ownership	Revised Percentage of Ownership
2026 Unit 1	16.75%	<b>23.500%</b>
2026 Unit 2	16.65%	<b>14.344%</b>
2026 Unit 3	16.65%	<b>14.344%</b>
2024 Unit 1	16.65%	<b>19.124%</b>
2024 Unit 2	16.65%	<b>14.344%</b>
2024 Unit 3	16.65%	<b>14.344%</b>
Totals	100.00%	<b>100.00%</b>

**FURTHER RESOLVED** that the following subparagraph (a) is added to Article 9, Section 1 of the Declaration, titled "Sale or Lease".

*1(a) Consistent with Section 18.4 of the Act, upon approval of at least 2/3rd vote of the Unit Owners, the members of Board shall have discretion to implement rules and regulations regarding the leasing of units, including but not limited to, the ability to impose a restriction on the number of units that may be leased at any given time, limitations regarding the duration of leases or otherwise.*

**FURTHER RESOLVED**, except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

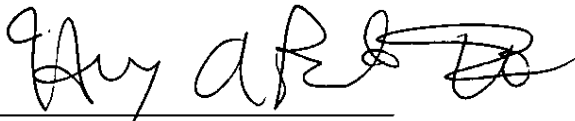
END OF TEXT OF AMENDMENT

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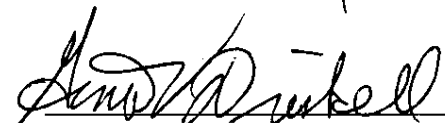
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

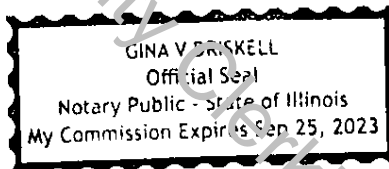
I Henry A Briskell III, am a member of the Board of the Eleanor Condominium Association, a condominium established by the aforesaid Declaration, and attest that this Second Amendment obtained the requisite approval of 100% of Unit Owners and further state that the Association attorney was instructed to deliver the Second Amendment via regular mail to all mortgagees having bona fide liens of record, and by my signature below do hereby execute the foregoing Second Amendment to the Declaration pursuant to Article 19 of the Declaration and Section 27 of the Illinois Condominium Property Act.

EXECUTED this 19th day of May, 2020.

BY:   
Board Member

SUBSCRIBED and SWORN to before me  
this 19 day of May, 2020.

  
Notary Public



# UNOFFICIAL COPY

The undersigned is the Unit Owner at the Eleanor Condominium Association, a condominium association established by the aforesaid Declaration of Condominium, and by my signature below do hereby vote in favor of the foregoing Second Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act.

EXECUTED this 19 day of May 2020.

SUSAN G BURKE  
Owner's Printed Name

*Susan Burke*  
Owner's Signature

Being owner(s) of Unit 25  
in the Eleanor Condominium Association

Property of Cook County Clerk's Office

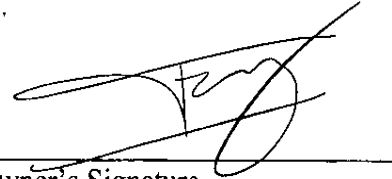
# UNOFFICIAL COPY

The undersigned is the Unit Owner at the Eleanor Condominium Association, a condominium association established by the aforesaid Declaration of Condominium, and by my signature below do hereby vote in favor of the foregoing Second Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act.

EXECUTED this 18th day of May 2020.

Fabrice Leblanc

Owner's Printed Name



Owner's Signature

Being owner(s) of Unit LN  
in the Eleanor Condominium Association

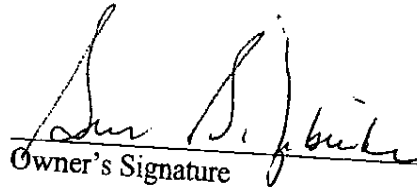
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

The undersigned is the Unit Owner at the Eleanor Condominium Association, a condominium association established by the aforesaid Declaration of Condominium, and by my signature below do hereby vote in favor of the foregoing Second Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act.

EXECUTED this 18<sup>th</sup> day of May 2020.

SUSAN S. ZABRISKIE  
Owner's Printed Name

  
Owner's Signature

Being owner(s) of Unit 15 2024 N. Howe  
in the Eleanor Condominium Association

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

The undersigned is the Unit Owner at the Eleanor Condominium Association, a condominium association established by the aforesaid Declaration of Condominium, and by my signature below do hereby vote in favor of the foregoing Second Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act.

EXECUTED this 18<sup>th</sup> day of May 2020.

Henry A Briele II  
Owner's Printed Name

  
Owner's Signature

Being owner(s) of Unit 2N  
in the Eleanor Condominium Association

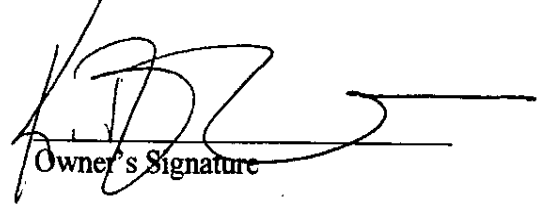
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

The undersigned is the Unit Owner at the Eleanor Condominium Association, a condominium association established by the aforesaid Declaration of Condominium, and by my signature below do hereby vote in favor of the foregoing Second Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act.

EXECUTED this 18 day of May 2020.

Katherine K. Tiers  
Owner's Printed Name

  
Owner's Signature

Being owner(s) of Unit 3N  
in the Eleanor Condominium Association

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

The undersigned is the Unit Owner at the Eleanor Condominium Association, a condominium association established by the aforesaid Declaration of Condominium, and by my signature below do hereby vote in favor of the foregoing Second Amendment to the Declaration pursuant to Section 27 of the Illinois Condominium Property Act.

EXECUTED this \_\_\_\_ day of May 2020.

Susan Silver

Owner's Printed Name



Owner's Signature

Being owner(s) of Unit 3S  
in the Eleanor Condominium Association

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

ALL UNITS IN THE ELEANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 50 FEET OF LOT 1 IN S.T. COOPER'S SUBDIVISION OF LOT 17 IN BLOCK 2 IN JULIA FOSTER PORTER'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NUMBER 3139132 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address: 2024-2026 N. Howe Street  
Chicago, Illinois 60614

P.I.N.(S): 14-33-127-012-1001 to 14-33-127-012-1006