## **UNOFFICIAL COPY**

SECOND AMENDMENT
TO THE DECLARATION
OF
CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS,
COVENANTS AND
BY-LAWS FOR THE
ROYAL COURT
CONDOMINIUM
ASSOCIATION



Doc# 2109919008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/09/2021 10:57 AM PG: 1 OF 3

THIS DECLARATION is made and entered by Noor Five Inc., a Florida corporation (hereinafter referred to as the "Declararic");

### WITNESSETH:

WHEREAS, the Declarant established a cordominium association, named the Royal Court Condominium Association ("Condominium"), submitted to the Illinois Condominium Property Act per recorded Document 2016017012, recorded on June 8, 2020 at the Cook County Recorder of Deeds ("Declaration") for certain real estate situated in the City of Chicago, Cook County, Illinois (hereinafter called the "Parcel") and legally described on Exhibit A of the Doclaration; and

WHEREAS, the Declarant possesses rights that it may exercise pursuant to Section 13.13 of the Declaration that allow it, for itself and on behalf of all members of the Condominium without notice or consent of mortgagees, to amend the Declaration to provide for terms accessary and suitable to Veterans Administration mortgagees, without further notice, and the Declarant desires to make such an amendment; and

**NOW THEREFORE**, the Declarant, and for the purposes above set forth, DECLARES AS FOLLOWS:

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

James R. Stevens Chuhak & Tecson, P.C. 30 S. Wacker Drive, Suite 2600 Chicago, Illinois 60606 (312) 444-9300 PROPERTY ADDRESS AND P.I.N:

5244-46 South Martin Luther King Drive Chicago, Illinois 60615

P.I.N. 20-10-306-044-0000

# UNOFFICIAL CC

- 1. There shall be added a Section 12.03(n) that states as follows:
  - Notwithstanding the foregoing restrictions contained in this Section (n) 12.03, the Board may not deny the right of any Unit Owner to rent their unit in excess of the stated limit if the Unit is subject to a mortgage backed or issued by the US Department of Veterans Affairs (VA) when such need to rent arises from service-related deployment, relocation, or other similar requirement.
- 2. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms and, except as specifically amended herein, the Declaration is ratified and confirmed. In the event of any conflict, this Amendment shall control.

IN WITNESS WHEREOF, Noor Five, Inc., a Florida corporation, as aforesaid has caused its name to be signed by these presents by its Manager this \_\_\_\_ of April, 2021. 37 Ox Cook

NOOR FIVE, INC., a Florida Corporation

BY:

SAED IBRAHIM, Authorized Signer

STATE OF FLORIDA

\_\_\_\_, a Notary Public in and for the County and hereby certify that Saed Abrahim, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signer of NOOR FIVE INC., as peared before me this day in person and acknowledged that he signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this | day of April, 2021.

Notary Public

My Commission Expires:

### UNOFFICIAL COPY

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

#### PARCEL 1:

UNITS GS, 1S, 2S, 3S, GN, 1N, 2N, 3N AND UNITS P1-P8 IN ROYAL COURT CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN COLLINS AND MOORE'S SUBDIVISION OF THE EAST 180 FEET OF THE SOUTH 200 FEET OF BLOCK 1 IN JENNINGS AND MOFFAT'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ROYAL COURT CONDOMINIUM ASSOCIATION RECORDED JUNE 8, 2020 AS DOCUMENT NUMBER 2015/17012, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF THE BALCONY, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 20160'7012.

PIN: 20-10-306-044-0000

COMMON ADDRESS: 5244-46 S. King Drive, Chicago, IL 60615