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Christina B. Perez
Drost Kivlahan McMahon & O'Connor
11 S. Dunton Ave.
Arlington Heights, IL 60005



Doc# 2114647005 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 09:35 AM PG: 1 OF 6

Space above this line for Recorder's use only

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR 100 SOUTH SANGAMON CONDOMINIUM ASSOCIATION

This First Amendment ("First Amendment") to the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for 100 South Sangamon Condominiums ("Declaration") is made and entered into this fifth day of April 2021, by the Board of Directors ("Board") of the 100 South Sangamon Condominium Association (the "Association").

Pursuant to the Declaration which was recorded with the Cook County Recorder of Deeds as document number 0924510026 on September 2, 2009, the Board administers the condominium property located at 100 S. Sangamon, Chicago, Illinois 60607 ("Property").

Sections 17 and 27 of the Illinois Condominium Property Act (765 ILCS 605/17) provide that the provisions of the Declaration may be amended (i) by a written instrument; (ii) signed and acknowledged by President of the Board; (iii) approved by not less than sixty-seven percent (67%) of the voting members; (iv) with notice to any mortgagees or lienholders of record if required; and (v) that the instrument setting forth such amendment be recorded.

Article XVIII, Section F of the Declaration requires that the provisions of the Declaration may be amended: (i) by written instrument signed and acknowledged by an authorized officer of the Board; (ii) approved by seventy-five percent (75%) of the total vote at a unit owner meeting called for that purpose; (iii) containing an affidavit by an officer of the Association certifying that a copy of the amendment has been mailed by certified mail to all mortgages having a bona fide lien of record against any Unit no less than ten (10) days prior to the date of such affidavit.

This First Amendment has been approved by the Board and seventy-five percent (75%) of the total vote at a meeting of the unit owners called for that purpose, and has been mailed to all mortgagees and lienholders of record as provided in the Affidavit of Secretary attached hereto as Exhibit B.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is amended as follow:

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1. Article XVI, Section P shall be deleted in its entirety and replaced with the following:

Leasing. No more than thirty-eight percent (38%) of the Units by number (i.e. three out of eight Units) may, in the aggregate, be leased at any given time without the prior written consent of the Board. Any lease agreement between an Owner and a Lessee shall be in writing and be for a period of not less than one year and shall provide that the terms of such lease are subject to, and such lessee shall comply with, the provisions of this Declaration and the Articles of Incorporation, By-Laws and rules and regulations of the Association, and that failure by the lessee to comply with the terms of such documents, rules and regulations shall be a default under said lease.

2. All other provisions of the Declaration shall remain in full force and effect.

{Remainder of Page Intentionally Blank; Signature Page Follows}

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

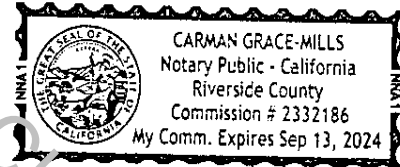
State of California
County of Riverside)

On April 5 2021 before me, Carman Grace-Mills, Notary Public
(insert name and title of the officer)

personally appeared Philip Berkman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature (Seal)

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Exhibit "A"
Legal Description

UNITS 1N, 1S, 2N, 2S, 3N, 3S, 4N, and 4S IN THE 100 SOUTH SANGAMON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 50 FEET OF THAT TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, AND 4 (EXCEPT THE SOUTH 17 FEET THEROF) AND (EXCEPT THE WEST 7 FEET TAKEN FOR ADJACENT ALLEY) IN BLOCK 7 IN DUNCAN'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 2, 2009 AS DOCUMENT NUMBER 092510026, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PINS: 17-17-212-024-1001
17-17-212-024-1002
17-17-212-024-1003
17-17-212-024-1004
17-17-212-024-1005
17-17-212-024-1006
17-17-212-024-1007
17-17-212-024-1008

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Exhibit "B"

Affidavit of Secretary

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Affidavit

The undersigned, being first duly sworn, deposes and says:

1. I, CHRISTINE YORE am the duly elected and acting Secretary of the 100 South Sangamon Condominium Association.
2. On or about MARCH 17, 2021, the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants for 100 South Sangamon Condominium Association, to which this Affidavit is attached, was approved by no less than seventy-five percent of the total vote at a meeting of the unit owners called for that purpose, at a meeting called for that purpose
3. On APRIL 16, 2021, I delivered, by U.S. Certified Mail, a copy of this First Amendment to all mortgagees of record.

Christine S. Yore
Secretary of 100 South Sangamon Condominium Association

Subscribed and sworn before me this 22nd day of April, 2021.

Lloyd Lett
Notary Public

