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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2021 09:46 AM PG: 1 OF 3

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDING SHOULD BE
RETURNED TO:

Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603
Attn: Bradford Miller

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1440 SCHOOL STREET CONDOMINIUMS

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for 1440 School Street Condominiums, which Declaration was recorded July 5, 1995 as document number 95432603 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 XII of the aforesaid Declaration and the Illinois Condominium Property Act (hereafter the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon the recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

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 restrict occupancy of units and to enact other restrictions related to the rental of units; and

WHEREAS, the amendment has been executed according to Article XVII of the Declaration and the Act.

NOW THEREFORE, the Declaration is hereby amended in the following manner:

- 1) No short-term rentals of any unit is allowed. A short-term rental is defined as any tenancy that is less than eight months. This includes Airbnb rentals.
- 2) A copy of the signed lease must be provided to the association prior to the tenancy beginning.
- 3) All potential renters must have an aggregate credit score of at least 650 and no co-signers are allowed. The aggregate score will be determined by averaging the credit score from the three main credit bureaus. A copy of the credit scores must be provided to the association with the lease.

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

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We, the Board and Owners agree to this amendment to the Declaration.



Jordan Dasher, Unit A, Garage Space 1

6/11/20

Date



Sarah Dasher, Unit A, Garage Space 1

6/11/20

Date



Gregory Sparacio, Unit B, Garage Space 2

6/25/20

Date

claudioxavierpinto 

Claudio Pinto, Unit C

05/25/2020

Date

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LEGAL DESCRIPTION

Unit Number 1440-A, 1440-B, 1440-C, Garage-1 and Garage-2 in 1440 School Street Condominium, as delineated on a plat of survey of the following described tract of land: Lot 39 in Block 2 in Sickel and Hufmeyer's Subdivision of the South 1/2 of the North 1/2 of the Southwest 1/4 of Southwest 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as exhibit "D" to the Declaration of Condominium recorded July 5, 1995 as document number 5432603; together with its undivided percentage interest in the common elements.

14-20-321-048-1001

14-20-321-048-1002

14-20-321-048-1003

14-20-321-048-1004

14-20-321-048-1005

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