AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 415 CONDOMINIUM ASSOCIATION



Doc# 2124519020 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/02/2021 11:09 AM PG: 1 OF 56

This document is recorded for the purpose of amending Declaration of Condominium Ownership

For Use By Recorder's Office Only

(hereafter the "Declaration") to 415 Condominium Association (hereafter the "Association") which Declaration was recorded on October 04, 2007 as Document Number 0727715231 in the Office of the Recorder of Deeds of Cook County, Illinois, as amended from time to time, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Paragraph 22 of the Declaration. Said Section provides that the provisions of the Declaration may be changed, modified or rescinded by an instrument approved by Unit Owners having no less than seventy-five percent (75%) of the total vote. Pursuant to Paragraph 22 of the Declaration, a copy of the Amendment must be mailed via Certified Mail to all First Mortgagees of the individual units.

#### **RECITALS**

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

This document prepared by and after recording to be returned to:

Kerry T. Bartell, Attorney at Law Kovitz Shifrin Nesbit 175 North Archer Avenue Mundelein, IL 60060 WHEREAS, the Board of Directors and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved by

WHEREAS, an officer of the Association has attested to said Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, every holder of a recorded mortgage or trust deed encumbering any one or more Units in the Property was given notice, by certified mail, of the Amendment to the Declaration, set forth herein below, as evidenced by the certification attached hereto as Exhibit C.

NOW, THEREFORE, the Declaration is hereby amended as follows:

Paragraph 18 of the Declaration is amended by adding the following language at the end of the Article:

As of the effective date of this Amendment, and notwithstanding any provisions of this Declaration to the contrary, rental or leasing of Units is restricted to ten percent (10%) of the Units at any given time, and subleasing shall not be permitted. The following provisions shall also apply:

- (i) The term "leasing of units" includes a transaction wherein the title holder of a Unit, who does not reside therein, permits its occupancy by persons not on title regardless of whether a formal written lease exists or if no money or any other form of consideration is paid therefore; provided that if the Unit Owner is a corporation, partnership or other business entity, such Unit Owner may allow a shareholder, partner or director holding at least 25% interest or shares in the entity to reside in the Unit without being subject to this Amendment. Additionally, the erm "leasing of Units" shall include any transaction wherein possession of a Unit is provided prior to transfer of title. In no event may less than the entire Unit be leased.
- (ii) If an owner is currently leasing their unit as of the effective date of this Amendment, they may continue to do so until the current tenant as of the effective date of this Amendment vacates the unit ("Grandfathered Units"). All Grandfathered Units must have a current lease on file with the Association prior to the effective date of this Amendment to qualify under this exemption. Said Grandfathered Units shall be considered as part of the ten percent (10%) permitted Units under the cap referenced herein.
- (iii) Other than an owner who is currently leasing more than one (1) unit as of the effective date of this Amendment, no owner may lease more than one (1) unit in the Association at a time. Any owner who is currently leasing more than unit may continue to do so until one of the following occurs; 1) sale or other transfer of ownership of a unit; 2) the owner reoccupies one of the units; 3) the owner is no longer in good standing, which shall be defined as delinquent in the payment of assessments for a period of 60

days or in the event of any outstanding violations. In the event that a grandfathered owner under this Section is no longer in good standing, the Board shall have the right to require the owner to terminate the lease and/ or impose a fine for such violation until the end of the then current term of the lease. For purposes of this Amendment and this Section, an "owner" shall be defined as any person who owns a unit as an individual, or if such person is the trustee, shareholder, partner or director of an unit owned by a trust, corporation, partnership or other business entity.

- (iv) Other than the qualified "Grandfathered Units", no Owner may lease or rent their Unit until they have owned such unit for a period of at least twenty-four (24) months.
- (v) All leases permitted herein shall be for a period of one (1) year or twelve (12) months only. An owner may request the approval of the Board for a shorter lease term in special circumstances. Any such request must be in writing and delivered to the Board for prior approval.
- (vi) Waiting List. In the event ten percent (10%) of the Units at the Association are currently being leased at the time of application, the Owner's name shall be added to a waiting list to be maintained by the Board or the managing agent, and the Unit may not be leased except as set forth belov.
- (A) To be added to the Waiting List is on a first-come, first-served basis, which shall be determined chronologically. For example, if an Owner desires to be placed on the Waiting List, they will be placed at the end of the Waiting List with the date and time of the placement ("Waiting List Date"). The Owner with the oldest Waiting List Date shall be the first person eligible to lease their Unit, should a spot open.
- (B) If there is an Owner(s) on the Waiting List, the first person on the Waiting List will be notified by the Board/Management that a Right to Rent has opened, and thereafter the Owner shall have thirty (30) days to notify the Board/Management in writing of their intent to lease. The Owner must then provide a copy of an executed lease within sixty (60) days following the Owner's notification to the Board/Management of his or her intent to lease ("Waiting List Period"); otherwise the Owner cortains his right to lease and the Right to Rent will transfer to the next person on the waiting list.
- (C) Once a Waiting List Period concludes, the Board will then re-notify all remaining Owners on the Waiting List when a new Waiting List Period opens, and it will be the obligation of those Owners to notify the Board in writing of their desire to stay on the Waiting List no later than thirty (30) days upon notification or their name will be removed from the Waiting List.
- (vii) Units cannot be used for transient or hotel purposes, including, but not be limited to, nightly rentals, monthly rentals, or monthly corporate housing. Owners are prohibited from sub-leasing or having sub-tenants without the approval of the Board. Leases of less than one (1) year may be permitted but only with prior written Board approval.

- (viii) Owners may lease to blood relatives and Units leased to a blood relative(s) shall not be counted as a leased unit. Blood relatives shall be defined as parents, siblings or children (natural or adopted). Owners who have their Unit occupied by a blood relative shall otherwise comply with the restrictions contained herein, and may not sublease or lease less than all of the Unit to third parties.
- (ix) Hardship Exemption. To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to an Owner to lease his Unit for a period of one (1) year on such reasonable terms as the Board may establish. Only the Board, and only upon written application by the Owner to the Board, may grant such permission. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. The Board has sole and complete discretion to approve or disapprove any Owner's application for a lease or any extension of this hardship exemption. The Board's decision shall be final and binding. Any lease approved by the Board shall be subject to the Declaration, By-Laws and Rules and Regulations governing the Association. The Owner must submit a copy of the lease to the Board. At no time shall the total number of leased units, including the cap, blood relatives, and hardships, exceed a total of twenty-five percent (25% of the total Units in the Association.
- (x) The provisions of the Illinois Condominium Property Act, the Declaration, By-Laws, other condominium instruments and Rules and Regulations that relate to the use of the individual Unit or the Common Elements shall be applicable to any person leasing a Unit and shall be deemed to be incorporated into any lease executed or renewed on or after the effective date of this Amendment.
- (xi) Any Unit being leased in violation of this Amendment or any Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine and may be ineligible to continue leasing of their unit, to be determined by the Board of Directors upon notice and an opportunity to be heard.
- (xii) In addition to the authority to levy fines against the Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Owner and/or their tenant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.
- (xiii) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.
- (xiv) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

(xv) The Board of Directors of the Association shall have the right to lease out any Association owned Units or any Unit which the Association has possession of pursuant to any court order and said Units shall not be subject to the limitations of the quantity of units being leased/rented.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

Except to the extent expressly set forth hereinabove, the remaining of th.

Or Cook County Clerk's Office provisions of the Declaration shall continue in effect without change.

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### **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

#### 415 Condominium Association

ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 415 ALDINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 93 FEET OF THE WEST 439 FEET OF A TRACT OF LAND DESCRIBED AS LOT 22, LOT "B" AND LOTS 23 TO 43 BOTH INCLUSIVE, LYING WEST OF THE WESTERLY LINE OF SHERIDAN ROAD IN BLOCK 2 IN LAKE SHORE SUBDIVISION OF LOTS 24, 25 AND 26 IN PINE GROVE, BEING A SUBDIVISION IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON SEPTEMBER 23, 1973 AS DOCUMENT LR2719566 AS DOCUMENT NUMBER IN COOK COUNTY, ILLINOIS

Common Address:

Diff Clark's Office 415 W. Aldine Avenue

Chicago, IL 60657

PINs:

14-21-312-045-1001

Through and including:

14-21-312-045-1060

2124519020 Page: 7 of 56

# **UNOFFICIAL COPY**

#### **EXHIBIT B**

#### **CERTIFICATION AS TO OWNER APPROVAL**

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							Condominium					
Secreta	ry, I a	m the	keep	er of th	ne book	s and	records of the	Associatio	n.			

Secretary

Subscribed and Sworn to before me this

11 day of August, 2021.

Notary Public

My Commission Expires: 04-09-2025

ANCHARY B COE Official Seal

Notary France - State of Illinois My Commission Expires Apr 9, 2025

Office

#### **EXHIBIT C**

#### **AFFIDAVIT AS TO MORTGAGEE NOTICE**

elected and qualified Secretary for	, do hereby certify that I am the duly 415 Condominium Association, and as such
I further certify that written notification all Mortgagees having bonafide less than then (10) days prior to the date.	ication of this Amendment was sent via certified lication of this Amendment was sent via certified lication of record against any Unit Ownership, no
Subscribed and sworn to before me this 1 day of AUGUSK, 2021  Notany Public	ZACHARY B COE Official Seal Notary Public - State of Illinois On Commission Expires Apr 9, 2025
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#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
do not approve of the amendment regarding leasing.
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Signature line  Shayheli Raica  Printed Name
Property Address: 415 W. Alding A.e. Unit # 2A Chicago, IL
Percentage of Ownership: 100 %
lame and Address of Mortgage Lender (if any):***
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*The Association is required, pursuant to the terms of the Declaration, to send this mendment to all mortgagees.

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#### 415 Condominium Association

#### **BALLOT**

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	Printed Name Property Address:  Chicago, IL  Unit #	<u>B</u>
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	Name and Address of Mortgage Lender (if any):***	
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415 Condominium Association

Regarding the proposed 4
Regarding the proposed Amendment to the Declaration for the 415 Condominium
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
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Matt Julity Fleeks Printed Name
Property Address: 415 West Aldine Unit # 11+
Percentage of Ownership: 100 %
Name and Address of Mortgage Lender (if any)
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875 No. Michigan Avenue
Chicago, IL 6001
Loan No. 1355092425
***The Association is required, pursuant to the terms of the Declaration, Amendment to all mortgagees.

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#### 415 Condominium Association

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Regarding the proposed Amendment to the Declaration for the 415 Condominium
Association:
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I do not approve of the amendment regarding leasing.
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Signature line
JOSEPH A MARZEE BETTY MARZEC
Printed Name
Property Address: 415 w. ALdINE Unit # 3-A Chicago, IL
Percentage of Ownership: 100 %
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Name and Address of Mortgage Lender (if any):***
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Loan No.
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2021, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.  In addition to the foregoing, I specifically direct my agent to cast my vote as follows:    I approve of the amendment regarding leasing.    I do not approve of the amendment regarding leasing.    I understand that if I should attend one meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.    IN WITNESS WHEREOF, I have executed this proxy on the time day of MARCH					, or the	Board of Directors	if no nan	n <del>o</del> is specifie	ed, as a	agent for
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#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
Signature line MAPUVA CRACTY  MAPUVA CRACTY
Signature line
STEPHEN GRANZYK - MARILYN GRANZYK
Printed Name
Property Address: 415 West Address Unit # 4A  Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
- Co
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this

Amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
I co not approve of the amendment regarding leasing.
Sharon Schreinar
Signature line
Sharow Silverman
Printed Name
Property Address: 415 W. Aldin Unit # 415 Chicago, IL
Percentage of Ownership: %
Ti
Name and Address of Mortgage Lender (if any):***
None
None
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this

Amendment to all mortgagees.

#### 415 Condominium Association

#### BALLOT

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
Signature line
Printed Name  Printed Name  Printed Name  Printed Name
Property Address: 415 W. ALD INE Unit # 4 C
Fercentage of Ownership: <u>}00</u> %
Name and Address of Mortgage Lender (if any):***  ) P Morgan Christ BANK, 1111 Polaris Park(way)  (14 m DUS - OLT 11 3 266 - 2007-6
(olumbus, OH 43240-2050
Loan No. 1839 77 1120
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
onot approve of the amendment regarding leasing.
Signature line Kathleen hung L
LARRY KUCHARIK KATTILEN MONAGHAN
Printed Name
Property Address: 415 w. Awine 42 Unit # 45 Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***  FILE DOT MURT GAGE
P. O. Box 619063
DAMPS, TX 75261-9063
Loan No. # 005 743 2742
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.
the color of the c

# PROXY/BALLOT FOR 415 Condominium Association MEETING OF April 6 \*\* 2021

I, (print name) John Sloan , owner of the unit lister
below at the 415 Condominium Association do hereby constitute and association
Of the Board of Directors if no page is considered as a second
the Association meeting to be
. ZUZI, UDIESS Sooner revoked with full power to and ex
Total day in well a men personally present, and authorize my agent to get for me and in my pares
and stead as fully as I could act if I were present.
In addition to the foregoing I specifically disease
In addition to the foregoing, I specifically direct my agent to cast my vote as follows:
I approve of the amendment regarding leasing.
Control of the leasing.
I do not approve of the amendment regarding leasing.
T do not approve of the amendment regarding leasing.
9/
I understand that if I should attend the meeting, I will be entitled to revoke this
The provided and will receive a pallot for that receive only. This provides not expire. The
proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.
IN WITNESS WHEREOF, have executed his proxy on the 1016 day of
March 2021.
(signature)
Date: 3/10/ 2021
Date:, 2021
John Slaun (print name)
Property Address: 4/5 W A/2 (se Unit # 5A
Chicago, IL
Name and Address of Mortgage Lender (if any):***
My Mortgage
PC Box 94087
$0 + 1 = \pm \cdot \cdot \cdot \cdot \cdot = \pm \cdot \cdot \cdot \cdot = \pm \cdot \cdot \cdot \cdot = \pm \cdot \cdot \cdot \cdot$
Palatine II 60094-4087
oan No. 8016391883
/ bacoulatin is required,
pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.
· · · · · · · · · · · · · · · · · · ·

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
Lo not approve of the amendment regarding leasing.
till the state of
Signature line
Alexandra Fields
Printed Name
Property Address: 415 W. Ridine Ave Unit # 5C
Chicago, IL
Percentage of Osymprobins 100 9/
Percentage of Ownership: 100 %
Name and Address of Mortgage Lender (if any):***
NewRes
70 Box 10826
Greenville, SC 29603
10an No. 0579442079

\*\*\*The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

l

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing. $ eg \mathcal{S}$
not approve of the amendment-regarding leasing.
Alam or
Signature line //
JOSEPH PONS (PRESTON Cluber)
Printed Name / /
Property Address: 415 W. aedine ave. Unit # 6 A
Chicago, IL
Percentage of Ownership: 100 % — 105epu Po NS
Name and Address of Mortgage Lender (if any):***
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this

1

Amendment to all mortgagees.

2124519020 Page: 22 of 56

# **UNOFFICIAL COPY**

3/13/21

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
The state of the annual regulating loading.
Joinot approve of the amendment regarding leasing.
Lamel
Signature line
Ju GROSSMOBEL
Printed Name
Property Address: 45 W. Aldure Unit # 6B Chicago, IL
Percentage of Ownership:/OO_ %  Name and Address of Mortgage Lender (if any):***
Name and Address of Mortgage Lender (if any):***
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:	m
l approve of the amendment regarding leasing.	
I do not approve of the amendment regarding leasing.	
Signature line	
Printed Name	
Property Address: 415 W ALDINEAVE Unit # 6C	
Percentage of Ownership:%	
Name and Address of Mortgage Lender (if any):***	
Loan No.	
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.	3

#### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
1 A Desire of the second of th
Andrew trampiase
Signature time
ANDREW FRAMPICIS
Printed Name
Property Address: 415 W ALDINE AVE. Unit # 60
2
Percentage of Ownership: 50 %  Name and Address of Mortgage Lender (if any):***
Office of Mortgage Leriues (ir any).
oan No.
The Association is required, pursuant to the terms of the Declaration, to send this amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
not approve of the amendment regarding leasing.
Signature line
HOWARD 1. ARONSON Printed Name
Property Address: 4/5 W. ALDINE Unit # 7/3 Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
· Co
Loan No. NA
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
Olerandon J. Reich Signature line
Alexander J. Reich Printed Name
Property Address: 45 w. Aldine Ave Unit # 7C
Percentage of Ownership: 1.525 %
Name and Address of Mortgage Lender (if any):***  Name and Address of Mortgage Lender (if any):***
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.
1

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

papprove of the amendment regarding leasing.
do not approve of the amendment regarding leasing.
Muhael Retu o seuran Raise
Signature line  MICHAEL REITER & SUILLI REITER  Printed Name
model the same of
Property Address: 415 W. ALDINE Unit # 115 Unit #
Percentage of Ownership: 1.525 %
Name and Address of Mortgage Lender (if any):***
Work
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

1

#### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
Two hot approve of the amendment regarding leasing.
Signature line
Lindsay Dillon
Printed Name
Property Address:  415 West Aldine Avenue Unit # 8A Chicago, IL
Percentage of Ownership: 100 %
Name and Address of Mortgage Lender (if any):***
Lakeview Loan Servicing
ATTN: Consumer Solutions Department P.O. Box 8068
Virginia Beach, Virginia 23450
Loan No. 0028846990
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
A A The state of t
Signature line
Nanying + George Williams
Printed Name
Property Address: 45 W A CIME AVE Unit # 8 C Chicago, IL
Percentage of Ownership:
/ic.
Chase
Loan No. 4022 983422

\*\*\*The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
Lip not approve of the amendment regarding leasing.
Luid - Coh - 7 6-7-2021
Signature line
Printed Name
Property Address: 4/5 W. Aldrie Ave. Unit # 8-D Chicago, IL
Percentage of Ownership: //00 %
Name and Address of Mortgage Lender (if any):***
none Office
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this

1

Amendment to all mortgagees.

#### 415 Condominium Association

BALLOI
Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
1 00 not approve of the amendment regarding leasing.
Pamp & Kay morris
Pamela Kay Morris
Property Address: 415 W. Aldine Ave Unit # 18 Chicago, IL Co0657
Percentage of Ownership: 100% %  Name and Address of Mortgage Lender (if any):***
Name and Address of Mortgage Lender (if any):***
Loan No.
The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
0
(c) not approve of the amendment regarding leasing.
9 Dr 9
Signature line
Lorin Adolph
Printed Name
Property Address: 415 West Alding Avenue Unit # 90 Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***  CHASE
Loan No. 112,979 4079
***The Association is required, pursuant to the terms of the Declaration, to send his Amendment to all mortgagees.

l

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
I donot approve of the amendment regarding leasing.
identical approve of the amendment regarding leasing.
Signature (ine
Elizabeth Eighs
Printed Name
Property Address: Unit # 104
Officago, IE
Percentage of Ownership:%
Name and Address of Mortgage Lender (if any):***
loberta Evans strutee
GEORGE Trust
5000 S- Fast End Ave 26A Chicago Il 6060
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

3

#### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
Trya Krathen C
Signature line  Printed Name
Property Address: 4/5 W Aldres Ave Unit # 10 B
Percentage of Ownership: %  Name and Address of Mortgage Lender (if any):***
Name and Address of Mortgage Lender (if any):***
Quicken Loans
Dedroit MI 48726-906
Loan No. 3457527992
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

#### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
do not approve of the amendment regarding leasing.
Signature the
Printed Name
Property Address: 4/5 V. Address: Unit # 10C
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
Loan No
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

#### 415 Condominium Association

#### BALLOT

Regarding the proposed Amendment to the Declaration for Association:	r the 415 Condominium
I approve of the amendment regarding leasing.	
1 do not approve of the amendment regarding le	asing.
Signature line	
Syriature line  Sussian February	
Printed Name	:
Property Address: 415 Ld. Address: Chicago, IL	Init # <u>/</u> る <u>为</u>
Percentage of Ownership:%	9/4/
Name and Address of Mortgage Lender (if any):***	4
no round gage	0.
	المرات ال
	.0
Loan No	C
***The Association is required, pursuant to the terms of the Amendment to all mortgagees.	Declaration to send this
	: :
·	
	!
	;
· .	; ;
, 1	CFOU044\00100\4445057.v1

11808472571 M968:30 8102/40/70

#### 415 Condominium Association

### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

l approve of the amendment regarding leasing.
do not approve of the amendment regarding leasing.
70%
Signature line
Calvin Iran
Printed Name  Property Address:   Chicago, IL  Unit # 11A
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
Part And Muse
Ewing NJB 08625
Loan No. 0116 57560 8

\*\*\*The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

# PROXY/BALLOT FOR 415 Condominium Association MEETING OF April 6 , 2021

l, (print name) Richaes M. FRENZEL below at the 415 Condominium Association, do he, or the Board of Directors if r	• • • • • • • • • • • • • • • • • • • •
me, and in my name, place and stead, to vote as my proxy held	at the Association meeting to be loked, with full power to cast my
In addition to the foregoing, I specifically direct	my agent to cast my vote as
follows:	
I approve of the amendment regarding leas	ing.
I do not approve of the amendment regardi	na leacina
T do not approve of the amendment regards	ng icasing.
I understand that if I should attend the meeting, I	will be entitled to revoke this
Proxy/Ballot and will receive a ballot for that meeting only. proxy giver's selection(s) will be strictly adhered to as if he or si	This proxy does not expire. The
IN WITNESS WHEREOF, I have executed this MARCH , 2021.	proxy on the 12 <sup>TH</sup> day of
Par (signature)	
	4,
Date: MARCH 12., , 2021	5
RICHARD M. FRENZEL (print name)	0,5
Property Address: 415 W. ADINE AVE. Chicago, IL	Unit# UB
Name and Address of Mortgage Lender (if any):***	
CHASE MONTGAGE	
700 KANSAS LAWE	
Marrie, LA 71203	
Loan No. 1372918565	***The Association is required,
pursuant to the terms of the Declaration, to send this Amendme	ent to all mortgagees.

### 415 Condominium Association

### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
CTOL do not approve of the amendment regarding leading
do not approve of the amendment regarding leasing.
Lisa RO
Signature line
LISE RETA
Printed Name
Property Address: 415 W ALDINE AVE Unit # 1/C
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
MA 'SOM
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

1

### PROXY/BALLOT FOR 415 Condominium Association

	MEETING OF	APRIL	6	, 2021	
	Condominium , or the E	Association, Board of Dire	do ctors	hereby cons if no name is s	wner of the unit listed stitute and appoint specified, as agent for
me, and in my name, held Africal vote as if I were then and stead as fully as I	<u>6</u> , 202 personally present,	21, unless so and authoriz	oner	revoked, with	full power to cast my
In accition to follows:	the foregoing,	specifically	dire	ct my agent	to cast my vote as
🔀 . I appr	ove of the amend	ment regard	ling le	easing.	
I do no	ot approve of the a	amendment	rega	rding leasing.	
Proxy/Ballot and will r proxy giver's selection	eceive a ballot for (s) will be strictly ac	that meeting therea to as	g only if he o	. This proxy or she voted in	person.
<u> </u>	, 2021.				the $6^{+H}$ day of
-	Deary			0/0/4/	
Date: ARRIC WILLIAM	O'LEARY	(print name	·)	O	0.
Property Address:	4/5 W.	ALDINA	Av	<b>Ի</b> ա Մnit #	11775
Name and Address	of Mortgage Lendo	er (if any):**	*	_	
P.O. BOX	31785 FL 33631			<del></del>	
,	298/177		_	 ****The Ass	sociation is required,
pursuant to the terms	of the Declaration,	to send this A	Amend	iment to all mo	rtgagees.

## PROXY/BALLOT FOR 415 Condominium Association

MEETING OF
We Kaplan & Sherry Kaplan, owner of the unit listed
below at the 415 Condominium Association, do hereby constitute and appoint or the Board of Directors if no name is specified, as agent for
me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held 1000 00000000000000000000000000000000
held, 2021, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name
and stead as fully as I could act if I were present.
In addition to the foregoing, I specifically direct my agent to cast my vote as follows:
I approve of the amendment regarding leasing.
[γ] rapprove of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.
IN WITNESS WHEREOF, I have executed this proxy on the 14th day of March , 2021.
Kaplan (signature)
in the same of the
Date: Mar 14 ,2021
Boury Kaplan Sherry Kaplar (print name)
Property Address: 415 W. Aldine Ave. Unit # 12-A Chicago, IL
Name and Address of Mortgage Lender (if any):***
Centar -Administrator
Citiban K P.O. Box 11733
Newark NJ 07101-4733
Loan No. 004778925992 ***The Association is required,
pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

I approve of the amendment regarding leasing.
. do not approve of the amendment regarding leasing.
alman 1 Clare 1
Signature line
EDWARD GODWIN
Printed Name
Property Address: 45 W. ALDINE Unit # 12-8 Chicago, IL
Percentage of Ownership: /DD %
Name and Address of Mortgage Lender (if any):
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
Uo not approve of the amendment regarding leasing.
Signature line
Angela Janovicio
Printed Name
Property Address: 415 W. Aldres Unit # 12 P
Percentage of Ownership: 100 %
Name and Address of Mortgage Lender (if any):***
P.O. BOX 790415
St. Louis, mo 63179-0415
Loan No. 84 00209578

\*\*\*The Association is required, pursuant to the terms of the Declaration, to send this

Amendment to all mortgagees.

#### 415 Condominium Association

### **BALLOT**

I approve of the amendment regarding leasing.
Conot approve of the amendment regarding leasing.
Ada Simon
Signature line
Hida J. Wah many
Printed Name
Property Address: 415 W Again Unit # 13A
Percentage of Ownership: 100 %
Name and Address of Mortgage Lender (if any):***
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
J-1-M-30
Signature line
Linda Michaels
Printed Name
Property Address: 415 W Aldhe Aire Unit # 13 B Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
Loan No
***The Association is required, pursuant to the terms of the Declaration, to send the Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

	I approve of the amendment regarding leasing.
	approve of the amendment regarding leasing.
	I do not approve of the amendment regarding leasing.
/	
	Signature line
	/im toutas
	Printed Name
	Property Address: 415 W A Line Unit # 13 C Chicago, IL
	Cinicago, in
	Percentage of Ownership: 1505 %
	// // // // // // // // // // // // //
	Name and Address of Mortgage Lender (if any):***
	Bank of Hmerica
	10 ROX 9496
	Tampa, FL 33623
	Loan No. Arct # 0264783930
	***The Association is required pursuant to the terms of the Declaration to cond this

\*\*\*The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
approve of the amendment regarding leasing.
do not approve of the amendment regarding leasing.
James Wand
Signature line  James W. Balker  Printed Name
Property Address: 415 W. ALDINE AVE Unit # 4A Chicago, IL
Percentage of Ownership:%  Name and Address of Mortgage Lender (if any):***
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
Wengy Jolh
Signature line
Waron Stock of
Printed Name
Property Address: 4/5 W. ALDINE AVE Unit # 4B Chicago, IL
Percentage of Ownership:%
Name and Address of Mortgage Lender (if any):***
No Mortgage
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

Regarding the proposed Amendment to the Declaration for the 415 Condominium Association:

I approve of the amendment regarding leasing.
Co not approve of the amendment regarding leasing.
Signature line
Spanne BoyNE
Printed Name
Property Address: 415 W. Alding Ave, Unit # 14 C Chicago, IL
Percentage of Ownership: 166 %
Name and Address of Mortgage Lender (if any):***
Loan No.
***The Association is required pursuant to the terms of the Declaration, to send this

Amendment to all mortgagees.

# PROXY/BALLOT FOR 415 Condominium Association MEETING OF April 6, 2021

, 2021
I, (print name) Ray Camρ, owner of the unit listed
below at the 415 Condominium Association, do hereby constitute and appoint or the Board of Directors if no name is specified, as agent for
held Arriver 2021, unless sooner revoked with full nower to cast my
vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.
In addition to the foregoing, I specifically direct my agent to cast my vote as follows:
approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to ar, if he or she voted in person.
IN WITNESS WHEREOF, I have executed this proxy on the 39 day of March , 2021.
May Cuu (signature)
Date: 3\30 , 2021
Ray Camp (print name)
Property Address: 415 W Aldine Ave Unit #140 Chicago, IL
Name and Address of Mortgage Lender (if any):***
Loan No***The Association is required,
pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

Association:	Condominium
	·
I approve of the amendment regarding leasing.	
Jo not approve of the amendment regarding leasing.	, , ,
The first approve of the american regarding loading.	,
Signature line	: ·
Ellen M Fotzpatrick	:
Printed Name	<b>T</b>
Property Address: 415 W. ALLIN: Ane Unit #_ 157	<u>J</u>
Percentage of Ownership: %  Name and Address of Mortgage Lender (If any):***	<i>,</i>
Name and Address of Mortgage Lender (If any):	
	) <sub>c</sub>
Loan No.	to sand this
***The Association is required, pursuant to the terms of the Declaration Amendment to all mortgagees.	, to send this
	· .
	:

1

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### 415 Condominium Association

### **BALLOT**

I approve of the amendment regarding leasing.
uo not approve of the amendment regarding leasing.
Multity Ugnu. Signature line
AUI CHOGMON
Printed Name
Property Address: 4/5 W AVOING AVOUNIT# 15D Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***  Fraa Sîac
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

$\sum_{i=1}^{n}$ I approve of the amendment regarding leasing.
1 do not approve of the amendment regarding leasing.
- Oh // C
Signature line
SAM IOUNG
Printed Name
Property Address: 415 W. Aldine Pose. Unit # 16A Chicago, IL
Percentage of Ownership: %
Name and Address of Mortgage Lender (if any):***
NONE
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

### 415 Condominium Association

### **BALLOT**

I approve of the amendment regarding leasing.
do not approve of the amendment regarding leasing.
John Schling
Signature line
John Schussier
Printed Name
Property Address: 415 W. Aldiue Auc Unit # 16B Chicago, IL
Percentage of Ownership: 100 %
Name and Address of Mortgage Lender (if any):***
Co
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

# 07/05/2018 01:27AM 17732480811 UNOFFICIAL COPY

### 415 Condominium Association

Regarding the proposed Amendment to the Declaration for the 415 Condominium
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing
Ox
Signature line
George A. Kuhlman Printed Name
Property Address: 445 W. Addine Ave. Unit # 16 C Chicago, IL
Percentage of Ownership: %  Name and Address of Mortgage Lender (if any):***  OULTICE PARCE
Name and Address of Mortgage Lender (if any):***
CHASE BANK
Co
Loan No.
***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

## PROXY/BALLOT FOR 415 Condominium Association MEETING OF <u>APRIL</u>, 2021

I, (print name) DAVID H. BNDREWS, owner of the unit listed below at the 415 Condominium Association, do hereby constitute and appoint or the Roard of Directors if no name is specified as agent for
, or the Board of Directors If no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held
In addition to the foregoing, I specifically direct my agent to cast my vote as follows:
I approve of the amendment regarding leasing.
I do not approve of the amendment regarding leasing.
I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to 23 if he or she voted in person.
IN WITNESS WHEREOF, I have executed his proxy on the 5th day of APRIL, 2021.
Date: APRIL 5_, 2021
DAVID H. ANDREWS (print name)
Property Address: 4/15 W- ALDINE AVE. Unit # 16-D. Chicago, IL
Name and Address of Mortgage Lender (if any):***
Loan No ***The Association is required
pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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