

# UNOFFICIAL COPY

Doc#: 2125220489 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/09/2021 02:35 PM Pg: 1 of 8

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

THE GIRARD LAW GROUP, P.C.  
4311 N. Ravenswood, Suite 202  
Chicago, Illinois 60613  
Attn: Andrew A. Girard, Esq.

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**FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP AND BY-LAWS, RESTRICTIONS, EASEMENTS AND COVENANTS  
FOR GEORGE COURT CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws, Restrictions, Easements and Covenants (the "Declaration") for the George Court Condominium (hereinafter the "Association" or "Condominium") which Declaration was recorded on January 16, 1998, as Document No. 98045277 in the Office of the Recorder of Deeds of Cook County, Illinois, and amended from time to time and which covers the property (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 Paragraph 17 of the aforementioned Declaration and Section 27(a) of the Illinois Condominium Property Act. Paragraph 17 of the Declaration provides that the provisions of the Declaration may be amended, changed, or modified on a vote of a majority of the Board voting, and at least 67% of the Unit Owners, by an instrument in writing setting forth such amendment, change, or modification, signed and acknowledged by an authorized officer of the Board and containing an affidavit by an officer of the Association certifying that at least 67% of Unit Owners have approved such an amendment, change, or modification and that a copy of the amendment was mailed to all mortgagees as required by the Declaration.

## 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, said Declaration has been amended from time to time prior to this Amendment; and

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WHEREAS, the Board of Directors and the Owners desire to amend Paragraph 7 of the Declaration in order to implement restrictions on the sale or transfer of parking spaces;

WHEREAS, the Board of Directors and the Owners desire to amend Section 3(c) of Article VI of Exhibit "C" of the Declaration;

WHEREAS, the following Amendment has been signed and acknowledged by the Association's President and Secretary;

WHEREAS, the following amendment has been approved by at least 67% of the Unit Owners at a meeting on 8/27/20;

WHEREAS, the amendment has been signed and acknowledged by an authorized officer of the Board and containing an affidavit by an officer of the Association certifying that (a) at least 67% of the members of the Association have approved such amendment, change, or modification.

WHEREAS, on 7/21/21, a copy of the amendment was mailed by certified mail to all mortgagees having bona fide liens of Record against any Unit.

NOW THEREFORE, Paragraph 7, subsection (a) is hereby added to the Declaration of Condominium for the George Court Condominium Association in accordance with the text which follows (additions in text are indicated by double underline):

a. Restrictions on Sale, Lease or Transfer of Parking Spaces

(1) A Unit Owner shall not sell, deed or otherwise transfer ownership of their Parking Unit or assigned parking space, or any interest therein, to any individual or entity other than a Unit Owner within the George Court Condominium Association, or to the George Court Condominium Association itself.

(2) A Unit Owner shall have no right to lease their Parking Unit or assigned parking space, or any portion of their Parking Unit or assigned parking space, to any individual or entity other than a Unit Owner within the George Court Condominium Association, or to the George Court Condominium Association itself.

NOW THEREFORE, Article VI, Section 3(c) of Exhibit "C" (By-Laws of George Court) is hereby replaced in accordance with the text which follows (additions in text are indicated by double underline):

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Section 3. Authorized Expenditures. The Association shall acquire and make arrangements for, and pay for out of the Maintenance Fund, in addition to the manager, managing agent or other personnel above provided for, the following:

(c) Landscaping, gardening, snow removal, painting, cleaning, tuckpointing, maintenance, decorating, repair and replacement of the Common Elements (but not including the Limited Common Elements which the Unit Owners enjoying the use thereof shall paint, clean, decorate, maintain and repair) and such furnishing and equipment for the Common Elements as the Association shall determine are necessary and proper, and the Association shall have the exclusive right and duty to acquire the same for the Common Elements. Where the need for repair or replacement of the Common Elements is due to the act or omission of a Unit Owner, guest, occupant, family member or pet, the Association shall charge the Unit Owner for the cost of such repair or replacement.

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        )

We, the undersigned, are all of the members of the Board of Directors of George Court Condominium Association, an Illinois condominium established by the aforesaid Declaration, and by each signature below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XVIII, Paragraph 6 of the Declaration. This document may be executed in counterparts for the convenience of the parties.

EXECUTED this 14 day of OCTOBER, 2020

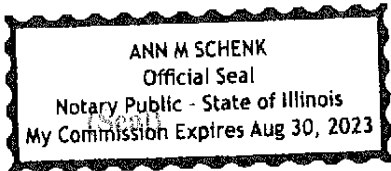
[Signature]  
Printed Name: Thomas Hannemann

[Signature]  
Printed Name: CHRISTYL WIGGERS

[Signature]  
Printed Name: DAVIS EDGERLY

Being all of the members of the Board of Mangers of George Court Condominium Association

I, Ann Schenk, a Notary Public, hereby certify that on October 14, 2020 the above members of the Board of Mangers of George Court Condominium Association, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.



Ann M. Schenk  
Notary Public

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned is a (are) member(s) of George Court Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration pursuant to Article XIX, Section 6 of the Declaration.

EXECUTED this 14 day of OCTOBER, 2020

Thomas Hannemann

Owner's Printed Name

Donna Hannemann

Co-Owner's Printed Name

Thomas Hannemann

Owner's Signature

Donna Hannemann

Co-Owner's Signature

Unit Address: 1235 W George St  
Chicago IL 60657

Being owner(s) of Unit # 109  
in George Court Condominium Association  
and having 4.3 % ownership in the common  
elements.

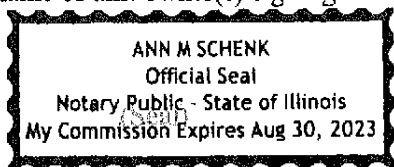
Mortgage Company Name: Loan Dept

Mortgage Company Phone: 844-863-7346

NOTE: A **NOTARY** MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment – In An Individual Capacity

This instrument was acknowledged before me on October 14, 2020 by  
Thomas Hannemann  
(name of unit owner(s) signing amendment above)



Ann M. Schenk  
Notary Public

Acknowledgment – In A Representative Capacity

This instrument was acknowledged before me on \_\_\_\_\_, 200\_\_ by  
\_\_\_\_\_ as \_\_\_\_\_ of  
(name) (type of authority, c.g. officer, trustee, etc.)

\_\_\_\_\_ (name of unit owner(s) on behalf of whom amendment was signed)

(Seal)

Notary Public

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## AFFIDAVIT OF NOTICE TO MORTGAGEES

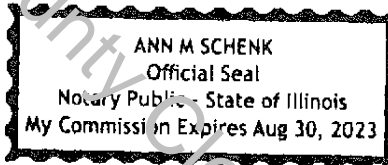
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I Thomas Hanseman, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of George Court Condominium Association, an Illinois condominium, and that pursuant to Article XVIII, Paragraph 6 of the Declaration of Condominium Ownership for said condominium, written notice of the foregoing amendment has been sent by certified mail to all mortgagees of record against any unit in the aforesaid condominium, not less than ten (10) days prior to the date of this affidavit.

Thomas Hanseman  
Secretary

SUBSCRIBED AND SWORN to  
before me this 14<sup>th</sup> day  
of October, 2020

Ann Schenk  
NOTARY PUBLIC



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## CERTIFICATION AS TO UNIT OWNER APPROVAL

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I Thomas Hannemann, state that I am the Secretary of the Board of Managers of George Court Condominium Association, an Illinois condominium, and as such Secretary and the keeper and custodian of the books and records of said condominium, I hereby certify that the persons whose names are subscribed to the foregoing instruments represents at least three-fourths unit owners of the Condominium.

*Thomas Hannemann*  
Secretary

DATE: Oct 14, 2022

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## EXHIBIT A LEGAL DESCRIPTION

UNITS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 213, 214, 215, 301, 302, 303, 401, 402, 403, C-1, C-2, PU-1, PU-2, PU-3, PU-4, PU-5, PU-6, PU-7, PU-8, PU-9, PU-10, PU-11, PU-12, PU-13, PU-14, PU-15, PU-16, PU-17, PU-18, PU-19, PU-20, PU-21, PU-22, PU-23, PU-24, PU-25, PU-26, PU-27, PU-28, PU-29, PU-30, PU-31, PU-32, PU-33, PU-34, PU35, PU-36, PU-37, PU-38, PU-39, PU-40, PU-41 IN THE GEORGE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1

LOTS 4 THROUGH 10, BOTH INCLUSIVE, IN ALBERT WISNER'S SUBDIVISION OF BLOCK 10 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

Commonly Known As: 1235-41 W. GEORGE STREET, CHICAGO, ILLINOIS 60657

Permanent Index Numbers: 14-29-127-048-1001 up to and including  
14-29-127-048-1068