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AMENDMENT TO THE DECLARATION OF PRAIRIE TOWN CENTER CONDOMINIUM ASSOCIATION



Doc# 2128119028 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/08/2021 03:39 PM PG: 1 OF 5

This document is recorded for the purpose of amending the Declaration of the Prairie Town Center Condominium Association (hereafter the "Declaration") which Declaration was recorded on March 28, 2008 As Document Number 0808803114 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 hereof.

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 covenants contained therein; and

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, pursuant to Article XII of the Bylaws and Paragraph 17 of the Declaration, the provisions of the bylaws may be altered amended or repealed upon the affirmative vote of not less than 67% of all of the members at a regular meeting or at any special meeting called for such purpose, by recording an instrument in writing setting forth such alteration, amendment or repeal which is signed and acknowledged by the President or Vice President and Secretary or Assistant Secretary of the Association and which contains an affidavit by an officer of the Board certifying that the necessary affirmative vote of the members of the Association has been obtained.

WHEREAS, said Amendment has been approved by the affirmative vote of 67% of all of the Members and contains an affidavit by an officer of the Board certifying that a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit not less than 10 days prior to the date of said affidavit; and

WHEREAS the effective date of the Amendment shall be the date of recordation; and

NOW, THEREFORE, the Association declares Section 2 of Article IV is hereby deleted and replaced with the text that follows (All additions are underscored and deletions, if any set forth, ~~struck out~~):

Article IV Section 2 entitled Number, Tenure and Qualifications

Article IV Section 2 is modified as follows: (additions indicated by underline, deletions indicated by ~~strikethrough~~)

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

JOHN H. BICKLEY III
Kovitz Shifrin Nesbit
175 North Archer
Mundelein, IL 60060— (847) 537-0500

Section 2. Number, Tenure and Qualifications. ~~The number of members of the Board shall initially be three. Until the date of the first annual meeting of the members as hereinabove provided, members of the Board shall be the directors named in the Articles of~~

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~~Incorporation of the Association, the Association is incorporated; otherwise, the members of the Board shall be appointed by the developer. Such members of the Board shall hold office until the first annual meeting of the members of the Association. Commencing with the date of the first annual meeting of the members of the Association, the number of the members of the Board shall be increased to five and shall be elected solely by, from and among, the members of the Association for a term of one year and until their respective successors have been elected and qualified. At the first annual meeting subsequent to the effective date of this Amendment, five Board Members shall be elected. The three persons receiving the highest number of votes shall be elected to a term of two years and the two persons receiving the next highest number of votes shall be elected to a term of one year. The terms of office as between candidates receiving the same number of votes shall be determined by lot. Thereafter the terms shall be "staggered" so that in one year three Director positions shall be open and the next year two Director positions shall be open. In any given year, in the event it is necessary to elect Directors to both a one year and two-year term, the candidates receiving the highest number of votes shall be elected to the two-year term and the candidates receiving the lowest number of votes shall be elected to the one-year term. In the event an election is conducted by acclamation, if the Directors cannot come to agreement as to their respective term of office, the term of office will be decided by lot. All members of the Board shall be elected at large. Each member of the Board shall hold office without compensation. In the event that a member of the Association is a corporation, partnership, trust or other legal entity other than a natural person or persons, then any shareholder, officer or director of such corporation, partner of such partnership, beneficiary or individual trustee of such trust, or manager of such other legal entity, may be eligible to serve as a member of the Board. If there are multiple owners of a single Unit, only one of the multiple owners shall be eligible to serve as a member of the Board in any one time. A member of the Board may succeed himself in office.~~

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 provisions of the Declaration shall continue in effect without change.

APPROVED THIS 30th DAY OF SEPTEMBER, 2021.

Prairie Town Center Condominium Association

James D. [Signature]
President of the Association

Subscribed and sworn to before me
this 1st day of October, 2021.

[Signature]
Notary Public



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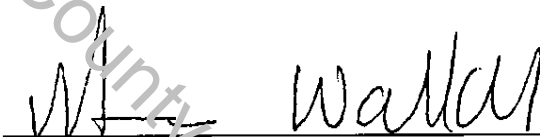


EXHIBIT B

CERTIFICATION AS TO UNIT OWNER AND MORTGAGEE APPROVAL

I, Nadine Walker, do hereby certify that I am the duly elected and qualified Prairie Town Center Condominium Association ("Association") Secretary, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment(s) to the Prairie Town Center Condominium Association has been approved by the affirmative vote of 67% of all of the Members in accordance with the provisions to Article XII of the Bylaws and Paragraph 17 of the Declaration, there are no Eligible Mortgagees and further, that this amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit not less than 10 days prior to the date of this certification.

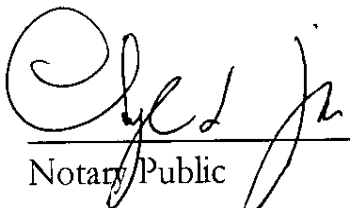


Secretary

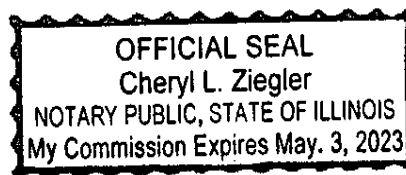
Dated at Oak Lawn, Illinois this

30th day of September, 2021.

Subscribed and sworn to before me
this 1st day of October, 2021.



Notary Public



Prairie Town Center Condominium Association
9530 S. Cook Avenue, Oak Lawn, Illinois 60453

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EXHIBIT A

Units 201-214, 301-314, 401-414, 501-514, 601-614 and PS 1-PS 70, in Prairie Town Center Condominium, as delineated on Plat of Survey of the following described parcel of real estate:

Lot 2 in Oak Lawn Town Center, being a Resubdivision of part of Block 6 of Oak Lawn and part of Block 1 of Minnick's Oak Lawn Subdivision in the Northwest Quarter of Section 9, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded November 3, 2006 as Document Number 0630717112,

which Plat of Survey is attached as Exhibit E to the Declaration of Condominium recorded MARCH 28 2008 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0808203114, together with a percentage of the Common Elements appurtenant to the Unit as set forth in the Declaration of Condominium.

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UNIT	Parcel Number	Unit %	Parking%	Total % Ownership	Owner's Name and Address
201	24-09-107-038-1001	1.512%	0.099%	1.611%	John McDonnell 9530 Cook Ave #201, Oak Lawn, IL 60453
202	24-09-107-038-1002	1.463%	0.099%	1.562%	Saran Ohene 9530 Cook Ave #202, Oak Lawn, IL 60453
203	24-09-107-038-1003	0.919%	0.099%	1.018%	Reyad Shalabi 15114 Lilac Ct., Orland Park, IL 60462
204	24-09-107-038-1004	1.049%	0.099%	1.148%	Francisco Hernandez 9530 Cook Ave #204, Oak Lawn, IL 60453
205	24-09-107-038-1005	1.191%	0.099%	1.290%	John Davis 9530 Cook Ave #205, Oak Lawn IL 60453
206	24-09-107-038-1006	1.321%	0.099%	1.420%	Dorothy Benson 9530 Cook Ave #206, Oak Lawn, IL 60453
207	24-09-107-038-1007	1.327%	0.099%	1.426%	Julia Louie 9530 Cook Ave #207, Oak Lawn, IL 60453
208	24-09-107-038-1008	1.234%	0.099%	1.333%	Ajamu-Bomani Johnson 4019 W. 80th Pl., Chicago IL 60652
209	24-09-107-038-1009	1.191%	0.099%	1.290%	Emmanuel Gallace 419 9th Ave. La Grange, IL 60525
210	24-09-107-038-1010	1.321%	0.099%	1.420%	Wilfred Torres 9425 S. Meade Ave., Oak Lawn IL 60453
211	24-09-107-038-1011	0.919%	0.099%	1.018%	Joseph Doria 9530 Cook Ave #211, Oak Lawn IL 60453
212	24-09-107-038-1012	1.049%	0.099%	1.148%	Michael Wazio 9530 Cook Ave #212, Oak Lawn, IL 60453
213	24-09-107-038-1013	1.512%	0.099%	1.611%	Gale Harris 9530 Cook Ave #213, Oak Lawn, IL 60453
214	24-09-107-038-1014	1.790%	0.099%	1.889%	Curtis Anderson 9530 Cook Ave #214, Oak Lawn, IL 60453
301	24-09-107-038-1015	1.537%	0.099%	1.636%	Velma Kellup 9530 S Cook #301, Oak Lawn, IL 60453
302	24-09-107-038-1016	1.487%	0.099%	1.586%	John Bauer 9530 Cook Av #302, Oak Lawn, IL 60453
303	24-09-107-038-1017	0.950%	0.099%	1.049%	Nicholas Franek 14611 Pheasant Ln., Homer Glen IL 60491
304	24-09-107-038-1018	1.154%	0.099%	1.253%	Yubana Alvarez 9530 Cook Ave #304, Oak Lawn IL 60453
305	24-09-10-03-1019	1.216%	0.099%	1.315%	Mona Sweis 5530 W 91st St. Oak Lawn IL, 60453
306	24-09-107-038-1010	1.345%	0.099%	1.444%	Ambili Alamery 817 Chesham Ave., Grove Town, GA 30813
307	24-09-107-038-1010	1.358%	0.099%	1.457%	James P Delegencia 9530 S Cook Avenue #307, Oak Lawn, IL 60453
308	24-09-107-038-1010	1.259%	0.099%	1.358%	Marc Hickey 9530 Cook Ave #308, Oak Lawn, IL 60453
309	24-09-107-038-1023	1.216%	0.099%	1.315%	Dr. Rekha Sharma 1 Clubside Court, Burr Ridge IL 60527
310	24-09-107-038-1024	1.345%	0.099%	1.444%	Reyad & Wafa Shalabi 15114 Lilac Ct., Orland Park, IL 60462
311	24-09-107-038-1025	0.950%	0.099%	1.049%	William R. Borowski 8 Auburn Ct., Lemont IL 60439
312	24-09-107-038-1026	1.144%	0.099%	1.253%	Daniel Scholl 1502 Colwyn Dr., Schaumburg IL 60194
313	24-09-107-038-1027	1.537%	0.099%	1.636%	Kathleen Brannigan 9530 Cook Ave #313, Oak Lawn, IL 60453
314	24-09-107-038-1028	1.814%	0.099%	1.913%	Tom & Luann Hennessy 953 Cook Ave #314, Oak Lawn, IL 60453
401	24-09-107-038-1029	1.555%	0.099%	1.654%	Aloysius T Stonitsch, 10560 S Longwood Dr., Chicago, IL 60643
402	24-09-107-038-1030	1.506%	0.099%	1.605%	Andrew Popielec 9530 S Cook Avenue, #402, Oak Lawn, IL 60453
403	24-09-107-038-1031	0.969%	0.099%	1.068%	Dr. Rekha Sharma 1 Clubside Court, Burr Ridge IL 60527
404	24-09-107-038-1032	1.179%	0.099%	1.278%	Mary Ann Brand 8901 Komensky, Hometown, IL 60456
405	24-09-107-038-1033	1.234%	0.099%	1.333%	DPCP Corp - Donald & Claudia Parker 8817 S. Talman Ave., Evergreen Park, IL 60805
406	24-09-107-038-1034	1.370%	0.099%	1.469%	Erin Ridley 3900 Peartree Dr., Lake in the Hills, IL 60156
407	24-09-107-038-1035	1.376%	0.099%	1.475%	James Farrell 9530 Cook Ave #407, Oak Lawn, IL 60453
408	24-09-107-038-1036	1.277%	0.099%	1.376%	Blaise Seel 9530 Cook Avenue #408, Oak Lawn IL 60453
409	24-09-107-038-1037	1.234%	0.099%	1.333%	Thomas Argonbright 9530 Cook Avenue #409, Oak Lawn, IL 60453
410	24-09-107-038-1038	1.370%	0.099%	1.469%	Thea Hickey 9530 Cook Ave #410 Oak Lawn, IL 60453
411	24-09-107-038-1039	0.969%	0.099%	1.068%	Robert Borowski 12362 S. Wolf Rd., Palos Park, IL 60464
412	24-09-107-038-1040	1.179%	0.099%	1.278%	David A Shunas 9530 S Cook #412, Oak Lawn, IL 60453
413	24-09-107-038-1041	1.555%	0.099%	1.654%	Kiymet Calbay 9530 Cook Ave #413, Oak Lawn, IL 60453
414	24-09-107-038-1042	1.832%	0.099%	1.931%	Theresa Flores 9530 Cook Av #414, Oak Lawn, IL 60453
501	24-09-107-038-1043	1.574%	0.099%	1.673%	Marina Elizondo 9530 Cook Ave #501, Oak Lawn, IL 60453
502	24-09-107-038-1044	1.524%	0.099%	1.623%	Clare Gill 9530 Cook Ave #502, Oak Lawn, IL 60453
503	24-09-107-038-1045	0.987%	0.099%	1.086%	Reyad & Wafa Shalabi 15114 Lilac Ct., Orland Park, IL 60462
504	24-09-107-038-1046	1.197%	0.099%	1.296%	Sajid Sulehria 11387 W. US Hwy #36, Losantville IN 47354
505	24-09-107-038-1047	1.253%	0.099%	1.352%	Maria Lukaszczyk 8860 Moody Ave., Oak Lawn, IL 60453
506	24-09-107-038-1048	1.387%	0.099%	1.486%	Bethany Munoz & Howard Ward 9530 Cook Ave #506 Oak Lawn, IL 60453
507	24-09-107-038-1049	1.395%	0.099%	1.494%	Dorothy Rutherford 9530 Cook Avenue #507, Oak Lawn, IL 60453
508	24-09-107-038-1050	1.296%	0.099%	1.395%	Shari Hardwick 9530 S Cook Ave #508, Oak Lawn, IL 60453
509	24-09-107-038-1051	1.253%	0.099%	1.352%	Ann Barry 9530 Cook Ave #509, Oak Lawn, IL 60453
510	24-09-107-038-1052	1.387%	0.099%	1.486%	CERES Acquisitions II 5301 Dempster St. Ste 207, Skokie, IL 60077
511	24-09-107-038-1053	0.987%	0.099%	1.086%	Wisam Daoud 9530 S Cook Ave #511, Oak Lawn, IL 60453
512	24-09-107-038-1054	1.197%	0.099%	1.296%	Gina Merritello 9530 S Cook Ave #512, Oak Lawn, IL 60453
513	24-09-107-038-1055	1.574%	0.099%	1.673%	Dr. Debra Ann Petitan 9530 S Cook Ave 513, Oak Lawn, IL 60453
514	24-09-107-038-1056	1.852%	0.099%	1.951%	Mary Dawson 9530 S Cook Ave #514, Oak Lawn, IL 60453
601	24-09-107-038-1057	1.611%	0.099%	1.710%	Richard M Mcgrath 9530 S Cook Ave #601, Oak Lawn, IL 60453
602	24-09-107-038-1058	1.568%	0.099%	1.667%	Megan Walsh 9530 Cook Ave #602, Oak Lawn, IL 60453
603	24-09-107-038-1059	1.030%	0.099%	1.129%	John & Megan Quinlan 4325 W. 107th St. Oak Lawn, IL 60453
604	24-09-107-038-1060	1.240%	0.099%	1.339%	Roy & Diane Witting 9530 S Cook Avenue 604, Oak Lawn, IL 60453
605	24-09-107-038-1061	1.302%	0.099%	1.401%	Kristy Katcher 9530 S Cook Ave #605, Oak Lawn, IL 60453
606	24-09-107-038-1062	1.432%	0.099%	1.531%	Elizabeth Pietraszek 9530 S. Cook Ave #606, Oak Lawn, IL 60453
607	24-09-107-038-1063	1.444%	0.099%	1.543%	Robin & Shirley Mason 7100 W. College Dr., #312, Palos Heights, IL 60463
608	24-09-107-038-1064	1.339%	0.099%	1.438%	Colleen Sullivan 9530 S. Cook Ave #608, Oak Lawn IL 60453
609	24-09-107-038-1065	1.302%	0.099%	1.401%	Laura Soto 9530 S Cook Ave #609, Oak Lawn, IL 60453
610	24-09-107-038-1066	1.432%	0.099%	1.531%	Suman Shrestha 9530 S Cook Ave #610, Oak Lawn, IL 60453
611	24-09-107-038-1067	1.030%	0.099%	1.129%	Kathryn Ross 9250 S. Avers Ave., Evergreen Park, IL 60806
612	24-09-107-038-1068	1.240%	0.099%	1.339%	Jamianne Jaros O'Grady 10320 Lockwood, Oak Lawn IL 60453
613	24-09-107-038-1069	1.611%	0.099%	1.710%	Peter O'Flaherty 9530 Cook Ave #613, Oak Lawn IL 60453
614	24-09-107-038-1070	1.901%	0.099%	2.000%	Nadine Walker 9530 Cook Avenue #614, Oak Lawn IL 60453

93.070% 6.930% 100.000%