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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/17/2021 11:46 AM PG: 1 OF 7

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FIFTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR 30 W. OAK CONDOMINIUM

Street Address:

30 W. Oak Street
Chicago, Illinois 60610

Permanent Index Numbers:

17-04-424-055-1001	17-04-424-055-1019	17-04-424-055-1036
17-04-424-055-1002	17-04-424-055-1020	17-04-424-055-1037
17-04-424-055-1003	17-04-424-055-1021	17-04-424-055-1038
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17-04-424-055-1006	17-04-424-055-1024	17-04-424-055-1041
17-04-424-055-1007	17-04-424-055-1025	17-04-424-055-1042
17-04-424-055-1008	17-04-424-055-1026	17-04-424-055-1043
17-04-424-055-1009	17-04-424-055-1027	17-04-424-055-1044
17-04-424-055-1010	17-04-424-055-1028	17-04-424-055-1045
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17-04-424-055-1014	17-04-424-055-1032	
17-04-424-055-1015	17-04-424-055-1033	
17-04-424-055-1016	17-04-424-055-1034	
17-04-424-055-1017	17-04-424-055-1035	
17-04-424-055-1018	17-04-424-055-1036	

RECORDING FEE 93.00
DATE 12/17/21 COPIES 6X
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FIFTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR 30 W. OAK CONDOMINIUM

THIS FIFTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS FOR 30 W. OAK CONDOMINIUM ("Fifteenth Amendment") is made as of this August 17, 2021, by the Board of Directors of the 30 W. Oak Condominium Association (the "Board"):

WITNESSETH

WHEREAS, the Board administers certain real estate, hereinafter described, located in Chicago, Cook County, Illinois; and,

WHEREAS, the Total Parcel (as defined by the Declaration described below) which includes, but is not limited to said real estate together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in anywise pertaining thereto, have been submitted to the provisions of the Illinois Condominium Property Act (the "Act"); and,

WHEREAS, the Total Parcel hereby submitted to the provisions of the Act is legally described as in Exhibit A to the Declaration; and,

WHEREAS, the Total Parcel is subject to that certain Declaration of Condominium Ownership for 30 W. Oak Condominium recorded with the Recorder of Cook County, Illinois on October 18, 2006 as document number 0629110006, as amended from time to time, (collectively, the "Declaration"); and,

WHEREAS, Article XVII, Section 17.8 of the Declaration provides a procedure for amending the Declaration upon approval by Unit Owners having at least seventy-five percent (75%) of the total votes at a meeting called for the purpose of passing such an amendment; and,

WHEREAS, Article VI of the By-Laws provides a procedure for amending the By-Laws upon approval by Unit Owners having at least sixty-seven percent (67%) of the total votes at a meeting called for the purpose of such an amendment; and,

WHEREAS, the members of the Association voting to approve this Fifteenth Amendment have determined that it is in the best interest of the Association to reduce the size of the Board of Directors from 7 to 5 members as set forth below; and,

WHEREAS, the amended portions of the Declaration and By-Laws contained in this Fifteenth Amendment have been approved by a vote of Unit Owners having at least seventy-five percent (75%) of the total vote at a special meeting of owners held on August 17, 2021;

NOW, THEREFORE, in furtherance of the foregoing Recitals, the Declaration and By-Laws are hereby amended in accordance with the following:

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1. Article V, Section 5.2 of the Declaration is amended by deleting the first sentence in the paragraph and replacing it with the following:

“5.2 Board of Directors. The direction and administration of the Condominium Property shall be vested in the Board of Directors (sometimes “Board”), which shall consist of five (5) persons who shall be elected or appointed in the manner provided for in the By-Laws.”

2. Article III, Section 3.1 of the By-Laws is amended by deleting the paragraph in its entirety and replacing it with the following:

“3.1 Number, Election and Term of Office. The Board shall consist of five (5) members elected by the Owners. In all elections for members of the Board, each Unit Owner shall be entitled to vote on a non-cumulative voting basis and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed elected. Members of the Board shall be elected for a term of two (2) years. Board members are permitted to succeed themselves in office. The voting members having at least three-fourths (3/4) of the total votes may from time to time increase or decrease such number of persons on the Board or may decrease the term of office of a Board members at any annual or special meeting, provided that such number shall not be less than three (3) and the terms of at least one-half (1/2) of the persons on the Board shall expire annually.”

3. All remaining provisions of the Declaration and By-Laws shall remain in full force and effect.

IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first written above.

BOARD OF DIRECTORS OF
30 W. OAK CONDOMINIUM ASSOCIATION

By: 
Richard Gertler, President

ATTEST:

By: 
Dr. Michael Socol, Secretary

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Richard Gertler, as President of the Board of Directors of 30 W. Oak Condominium Association ("Board") and Dr. Michael Socol, as Secretary of the Board, appeared before me this day in person and acknowledged that they signed and delivered the Fifteenth Amendment to Declaration of Condominium Ownership and By-Laws for 30 W. Oak Condominium, as their free and voluntary act and as the free and voluntary act of the Board for the uses and purposes therein set forth.

Given under my hand and notarial seal as of the 27 day of August, 2020.

Kathleen Perini

Notary Public

My Commission Expires: 7/30/2022

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AFFIDAVIT

Dr. Michael Socol, having been sworn under oath and under penalties of perjury as provided by law, states and certifies as follows:

1. I am the Secretary of the Board of Directors of 30 W. Oak Condominium Association (the "Association") and have personal knowledge of all matters set forth herein.

2. On or about August 17, 2021 the Unit Owners having at least seventy-five percent (75%) of the total votes of the Association approved the amendments to the Declaration contained in the Fifteenth Amendment to Declaration of Condominium Ownership and By-Laws of 30 W. Oak Condominium ("Fifteenth Amendment").

3. In accordance with Article XVII, Section 17.8 of the original Declaration of Condominium Ownership for 30 W. Oak Condominium, I hereby certify that I mailed, or caused to be mailed, by certified mail to all holders of first mortgages and trust deeds of record, a copy of the Fifteenth Amendment prior to the date of this Affidavit.

Dr. Michael Socol
Secretary of the Board of Directors of
30 W. Oak Condominium Association

Subscribed and sworn to before me this 27
day of August, 2021

Notary Public

My commission expires: 7/30/2022



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EXHIBIT A

LEGAL DESCRIPTION OF THE CONDOMINIUM PARCEL

Parcel 1:

The South 90.0 feet of Lots 1 and 2, taken as a tract, lying below a horizontal plane of 114.48 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Also:

The South 90.0 feet of Lots 1 and 2, taken as a tract, lying below a horizontal plane of 150.38 feet above Chicago City Datum, and lying above a horizontal plane of 114.48 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Also:

The South 90.0 feet of Lots 1 and 2, taken as a tract, lying below a horizontal plane of 174.26 feet above Chicago City Datum, and lying above a horizontal plane of 150.38 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Also:

The South 90.0 feet of Lots 1 and 2, taken as a tract, lying below a horizontal plane of 246.18 feet above Chicago City Datum, and lying above a horizontal plane of 174.26 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Also:

The South 90.0 feet of Lots 1 and 2, taken as a tract, lying above a horizontal plane of 246.18 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

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Parcel 2:

That part of Lots 1 and 2 except the South 90.0 feet thereof), taken as a tract, lying below a horizontal plane of 14.01 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

Common Address: 30 West Oak, Chicago, Illinois

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