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Doc# 2227025001 Fee \$67.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/27/2022 10:47 AM PG: 1 OF 9

**AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND BY-  
LAWS, EASEMENTS,  
RESTRICTIONS AND  
COVENANTS FOR  
CHESTNUT STREET  
CONDOMINIUM  
ASSOCIATION**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants (hereafter the "Declaration") for Chestnut Street Condominium Association, (hereafter the "Association"), which Declaration was recorded on August 10, 2005 as Document Number 0522219060 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.

WITNESSETH:

WHEREAS, the Board of Directors and Unit Owners desire to adopt an amendment regarding the percentage of Unit Owner approval for a sale of the Condominium Property; and

WHEREAS, pursuant to Article XIX, Section 6 (ii) of the Declaration, the Declaration may be amended changed or modified by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by two-thirds (2/3) of the Voting Members, at a meeting called for that purpose, provided however, that any holders of any duly recorded mortgage or trust deed shall be notified of the amendment in writing not less than ten (10) days after the date of such special meeting where said amendment was adopted, and an affidavit by the Secretary or the Board certifying to such mailing is made a part of such instrument; and

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WHEREAS, said instrument has been signed and acknowledged by the President and the Secretary of the Association; and

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto certifying that said instrument has been approved, at a meeting called for such purpose, by the Voting Members having, in the aggregate, at least two-thirds (2/3) percent of the total vote, as evidenced by the Affidavit and the attached ballots of said Voting Members; and

WHEREAS, an Affidavit signed by an officer of the Association is attached hereto certifying that a complete copy of the Amendment has been mailed, via certified mail, to all holders of first mortgages of record.

NOW, THEREFORE, the Association hereby declares that Article XII of the Declaration be and is hereby amended as follows (additions in text are indicated by underline and deletions are indicated by ~~strike-out~~):

The Unit Owners, through the affirmative vote of ~~all~~ not less than seventy-five percent (75%) of the Voting Members, at a meeting fully called for such purpose, may elect to sell the Property as a whole. Within ten (10) days after the date of the meeting at which such sale is approved, the Board shall give written notice of such action to the holders of any duly recorded mortgage or trust deed against any Unit Ownership entitled to notice under Article XIX hereof. Such action shall be binding upon all Unit Owners, and it shall thereupon become the duty of every Unit Owner to execute and deliver such instruments and to perform all acts in such manner or form as necessary to effect such sale, provided, however, that any Unit Owner who did not vote in favor of such action and who has filed written objection thereto with the manager or Board within 20 days after the date of the meeting at which such sale was approved shall be entitled to receive from the proceeds of such sale an amount equivalent to the greater of: (i) the value of his or her interest, as determined by a fair appraisal, less the amount of any unpaid assessments or charges due and owing from such Unit Owner or (ii) the outstanding balance of any bona fide debt secured by the objecting Unit Owner's interest which was incurred by such Unit Owner in connection with the acquisition or refinance of the Unit Owner's interest, less the amount of any unpaid assessments or charges due and owing from such Unit Owner. The objecting Unit Owner is also entitled to receive from the proceeds of a sale under this Article reimbursement for reasonable relocation costs, determined in the same manner as under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended from time to time, and as implemented by regulations promulgated under that Act.

If there is a disagreement as to the value of the interest of a Unit Owner who did not vote in favor of the sale of the Property, that Unit Owner shall have a right to designate an expert in appraisal or property valuation to represent him, in which case, the prospective purchaser of the Property shall designate an expert in appraisal or property valuation to represent him, and both of these experts shall mutually designate a third expert in appraisal or property valuation. The 3 experts shall constitute a panel to determine by vote of at least 2 of the members of the panel, the value of that Unit

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Owner's interest in the Property.

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

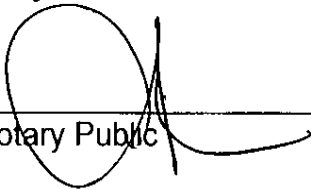
**Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.**

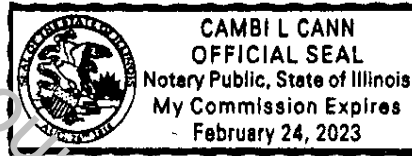
APPROVED THIS 27<sup>TH</sup> DAY OF JUNE 2022.

CHESTNUT STREET CONDOINIUM  
ASSOCIATION

By:   
Its President

Subscribed and Sworn to before me  
this 27<sup>th</sup> day of June, 2022.

  
Notary Public



ATTEST:

By: \_\_\_\_\_  
Secretary

See Next Page

Subscribed and Sworn to before me  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

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Owner's interest in the Property.

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 27<sup>TH</sup> DAY OF JUNE 2022.

CHESTNUT STREET CONDOINIUM ASSOCIATION

*See prior page*

By: \_\_\_\_\_  
Its President

Subscribed and Sworn to before me this 27 day of June, 2022

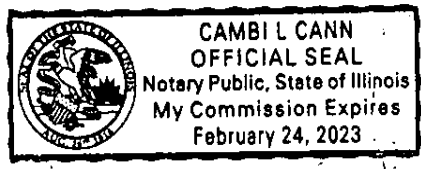
\_\_\_\_\_  
Notary Public

ATTEST:

By: *Mendee McCracken*  
Secretary

Subscribed and Sworn to before me this 27 day of June, 2022.

*[Signature]*  
Notary Public



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## Exhibit A Legal Description

UNITS 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30 AND P31 AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### PARCEL 1:

LOT 1 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 18 AND LOTS 1 AND 2 IN BLOCK 19 ALL IN S.F. MINERS ADDITION TO DUNTON, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1869 AS DOCUMENT NUMBER 32603 IN BOOK 160 OF MAPS, PAGE 83, SAID ADDITION BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 4 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 18 AND LOT 3 (EXCEPT THE EAST 3 FEET THEREOF) IN BLOCK 19, ALL IN S.F. MINERS ADDITION TO DUNTON, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1869 AS DOCUMENT NUMBER 32603 IN BOOK 160 OF MAPS, PAGE 83, SAID ADDITION BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 1 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005.

PINS: (SEE ATTACHED)

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## EXHIBIT A (CONTINUED) PIN NUMBERS

<u>Pin Number</u>	<u>Unit Number</u>
03-30-419-057-1001	1A
03-30-419-057-1002	1B
03-30-419-057-1003	1C
03-30-419-057-1004	1D
03-30-419-057-1005	1E
03-30-419-057-1006	1F
03-30-419-057-1007	1G
03-30-419-057-1008	1H
03-30-419-057-1009	2A
03-30-419-057-1010	2B
03-30-419-057-1011	2C
03-30-419-057-1012	2D
03-30-419-057-1013	2E
03-30-419-057-1014	2F
03-30-419-057-1015	2G
03-30-419-057-1016	2H
03-30-419-057-1017	3A
03-30-419-057-1018	3B
03-30-419-057-1019	3C
03-30-419-057-1020	3D
03-30-419-057-1021	3E
03-30-419-057-1022	3F

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03-30-419-057-1023	<u>3G</u>
03-30-419-057-1024	<u>3H</u>
03-30-419-057-1025	<u>4A</u>
03-30-419-057-1026	<u>4B</u>
03-30-419-057-1027	<u>4C</u>
03-30-419-057-1028	<u>4D</u>
03-30-419-057-1029	<u>4E</u>
03-30-419-057-1030	<u>4F</u>
03-30-419-057-1031	<u>4G</u>
03-30-419-057-1032	<u>4H</u>
03-30-419-057-1033	<u>5A</u>
03-30-419-057-1034	<u>5B</u>
03-30-419-057-1035	<u>5C</u>
03-30-419-057-1036	<u>5D</u>
03-30-419-057-1037	<u>5E</u>
03-30-419-057-1038	<u>5F</u>
03-30-419-057-1039	<u>5G</u>
03-30-419-057-1040	<u>5H</u>
03-30-419-057-1041	<u>G1</u>
03-30-419-057-1042	<u>G2</u>
03-30-419-057-1043	<u>G3</u>
03-30-419-057-1044	<u>G4</u>
03-30-419-057-1045	<u>G5</u>
03-30-419-057-1046	<u>G6</u>

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03-30-419-057-1047	<u>G7</u>
03-30-419-057-1048	<u>G8</u>
03-30-419-057-1049	<u>G9</u>
03-30-419-057-1050	<u>G10</u>
03-30-419-057-1051	<u>G11</u>
03-30-419-057-1052	<u>G12</u>
03-30-419-057-1053	<u>G13</u>
03-30-419-057-1054	<u>G14</u>
03-30-419-057-1055	<u>G15</u>
03-30-419-057-1056	<u>G16</u>
03-30-419-057-1057	<u>G17</u>
03-30-419-057-1058	<u>G18</u>
03-30-419-057-1059	<u>G19</u>
03-30-419-057-1060	<u>G20</u>
03-30-419-057-1061	<u>G21</u>
03-30-419-057-1062	<u>G22</u>
03-30-419-057-1063	<u>G23</u>
03-30-419-057-1064	<u>G24</u>
03-30-419-057-1065	<u>P1</u>
03-30-419-057-1066	<u>P2</u>
03-30-419-057-1067	<u>P3</u>
03-30-419-057-1068	<u>P4</u>
03-30-419-057-1069	<u>P5</u>
03-30-419-057-1070	<u>P6</u>



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03-30-419-057-1071	<u>P7</u>
03-30-419-057-1072	<u>P8</u>
03-30-419-057-1073	<u>P9</u>
03-30-419-057-1074	<u>P10</u>
03-30-419-057-1075	<u>P11</u>
03-30-419-057-1076	<u>P12</u>
03-30-419-057-1077	<u>P13</u>
03-30-419-057-1078	<u>P14</u>
03-30-419-057-1079	<u>P16</u>
03-30-419-057-1080	<u>P17</u>
03-30-419-057-1081	<u>P18</u>
03-30-419-057-1082	<u>P19</u>
03-30-419-057-1083	<u>P20</u>
03-30-419-057-1084	<u>P21</u>
03-30-419-057-1085	<u>P22</u>
03-30-419-057-1086	<u>P23</u>
03-30-419-057-1087	<u>P24</u>
03-30-419-057-1088	<u>P25</u>
03-30-419-057-1089	<u>P26</u>
03-30-419-057-1090	<u>P27</u>
03-30-419-057-1091	<u>P28</u>
03-30-419-057-1092	<u>P29</u>
03-30-419-057-1093	<u>P30</u>
03-30-419-057-1094	<u>P31</u>