

# UNOFFICIAL COPY

**AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS,  
RESTRICTIONS, COVENANTS  
AND BYLAWS FOR  
315-321 N. JEFFERSON  
CONDOMINIUM ASSOCIATION**



Doc# 2306722042 Fee \$77.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2023 10:59 AM PG: 1 OF 14

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws (hereafter the "Declaration") for the 315-321 N. Jefferson Condominium Association (hereafter the "Association"), which Declaration was recorded on January 17, 2001 as Document Number 0010041800 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, as amended from time to time.

This Amendment is adopted pursuant to the provisions of Article XV, Section 15.08 of the aforesaid Declaration. Said section provides that the Declaration may be amended by an instrument in writing signed and acknowledged by the President or Secretary of the Board, 67% of the total vote of the ownership, and containing an affidavit by an officer of the Board certifying that a copy of the 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 such affidavit. In addition, the consent of 51% of all First Mortgagees holding first mortgages on units is required pursuant to Article XI, Section 11.01(e)(i)(dd). The consent of a First Mortgagee shall be deemed granted unless advised to the contrary in writing within 30 days after the mailing of a consent by Certified Mail, return receipt requested. No amendment is effective until recorded.

## RECITALS

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

**Kerry T. Bartell, Esq.**  
Kovitz Shifrin Nesbit  
175 N. Archer Avenue  
Mundelein, IL 60060  
847.537.0500

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 and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property;

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WHEREAS, the following Amendment has been approved by the Board of Managers of the Association; and

WHEREAS, the following Amendment has been approved by at least 67% of the ownership at a meeting held on FEBRUARY 22, 2023, which approvals are attached hereto; and

WHEREAS, an affidavit is attached hereto as Exhibit C certifying that all Mortgagees have been notified by certified mail of this Amendment and contained in the mailing was a consent form in the format attached hereto as Exhibit D.

NOW, THEREFORE, the Association hereby declares that the Declaration be and is hereby amended as follows (additions to text are shown as double underlined and deletions to text are shown as a ~~strikeout~~):

1. **Article XIII, Sections 13.07, 13.08, 13.09, 13.10, 13.11 and 13.12 of the Declaration are amended by deleting such provisions and replacing with the following provisions:**

13.07 Limits on Lease Terms. No Residential Unit shall be leased, licensed, or subleased for hotel or transient purposes or for terms less than six (6) months (except, however, for Unit Owners who are absent on an annual basis, for more than two (2) consecutive months). No Parking Unit shall be leased or subleased for a term of less than one (1) month. No portion of a Unit which is less than the entire Unit shall be leased. Further, no more than two (2) of the Residential Units may, in the aggregate, be leased at any given time without the prior written consent of the Board or the managing agent of the Property acting in accordance with the Board's direction. Each lease of any one or more Units shall be in writing and a copy of every such lease, as and when executed shall be furnished to the Board. The lessee under every such lease shall be bound by and subject to all of the obligations under this Declaration and By-Laws of the Unit Owner making such lease and the failure of the lessee to comply therewith shall constitute a default under the lease which shall be enforceable by the Board or the Association, and the lease shall be deemed to expressly so provide. The Unit Owner making such lease shall not be relieved thereby from any of said obligations. Notwithstanding the foregoing, Developer and Declarant may lease any Unit owned by them for any term until such time as Developer or Declarant cease owning such Unit.

13.08 The Board of Managers of the Association shall have the right to lease any Association owned Units or any Unit which the Association has possession, pursuant to any court order, and said Units shall not be subject to this Amendment.

13.09 Any Unit being leased out in violation of this Amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Managers may be subject to a flat or daily fine to be determined by the Board of Managers upon notice and an opportunity to be heard.

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13.10 In addition to the authority to levy fines against the Unit 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 Unit Owner and/or tenant, under 735 ILCS 5/9 et, seq., an action for injunctive and other equitable relief, or an action at law for damages.

13.11 Any action brought on behalf of the Association and/or the Board of Managers to enforce this Amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

13.12 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.

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

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

APPROVED BY THE BOARD OF DIRECTORS ON THIS 24<sup>th</sup> DAY OF FEBRUARY, 2023.

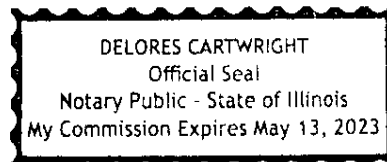
315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION

By: [Signature]  
President

Attest: By: [Signature]  
Secretary

Sworn to and subscribed before me this 24<sup>th</sup> day of February, 2023

[Signature]  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 315-321 NORTH JEFFERSON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 5 IN FULTON STATION 1ST RESUBDIVISION (BEING A RESUBDIVISION OF FULTON STATION SUB DIVISION, RECORDED DECEMBER 12, 1997 AS DOCUMENT NUMBER 97937420) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1998 AS DOCUMENT NUMBER 98682131 IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0010041800 IN COOK COUNTY, ILLINOIS.

Common Address: 315-321 N. Jefferson Street  
Chicago, IL 60661

PIN: 17-09-303-089-1001  
Through and including: 17-09-303-089-1025

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## EXHIBIT B

### CERTIFICATION AS TO OWNER APPROVAL

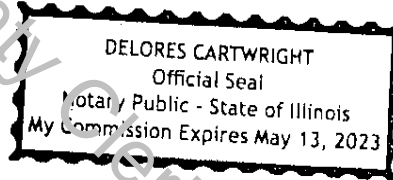
I, FRED GOMOS, do hereby certify that I am the duly elected and qualified secretary for the 315-321 N. Jefferson Condominium Association and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 315-321 N. Jefferson Condominium Association was duly approved by no less than 67% of the ownership, in accordance with the provisions of Article XV, Section 15.08 of the Declaration.

Fred Gomos  
Secretary

Sworn to and subscribed before me this 24th day of February, 2023

Delores Cartwright  
Notary Public



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## EXHIBIT C

### AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

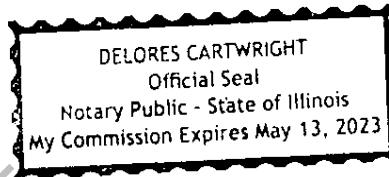
I, FRED GOMOS, do hereby certify that I am the duly elected and qualified Secretary for the 315-321 N. Jefferson Condominium Association and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for the 315-321 N. Jefferson Condominium Association was mailed to all Mortgagees having bona fide liens of record no less than ten (10) days prior to the date of this affidavit.

Fred Gomos  
Secretary

Sworn to and subscribed before me this  
24th day of February, 2023

Delores Cartwright  
Notary Public



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## 315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 315-321 N. Jefferson Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

*Monica Tracey* (signature)

Andrew & Monica Tracey (print name)

DATE:

*2/9*

20

*23*

Property Address:

*315*

N. Jefferson Unit #

*201*

Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

*J.P. Morgan Chase N.A.*

*10 S. Dearborn*

*Chicago, IL 60603*

Loan No.

*1523991675*

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must be made to mortgagees having bona fide liens of record against any Unit.

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## 315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 315-321 N. Jefferson Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

*Brandon M. Wright*

(signature)

Brandon Wright

(print name)

DATE: February 20 20 23

Property Address: 315 N. Jefferson Unit # 202  
Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

Chase

700 Kansas Lane LA4-6633

Monroe, LA 71203

Loan No. 1164643694

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must be made to mortgagees having bona fide liens of record against any Unit.



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## 315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 315-321 N. Jefferson Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

*[Handwritten Signature]* Monica Tracey

(signature)

Andrew & Monica TRACEY

(print name)

DATE:

2/9/23

20

23

Property Address:

315

N. Jefferson Unit #

301

Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

J.P. MORGAN CHASE N.A.

10. S. Dearborn

CHICAGO, IL 60603

Loan No.

1389490906

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must be made to mortgagees having bona fide liens of record against any Unit.

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## 315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 315-321 N. Jefferson Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

 (signature)

Joe Dandan (print name)

DATE: Feb, 18<sup>th</sup> 20 23

Property Address: 315 N. Jefferson Unit # 401  
Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No.

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must be made to mortgagees having bona fide liens of record against any Unit.

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## 315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 315-321 N. Jefferson Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Colleen Cronos (Signature)

(signature)

Colleen Cronos

(print name)

DATE:

2 / 20 20 23

Property Address:

315 N. Jefferson Unit # 402

Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

First Financial Credit Union

5550 W Touhy Ave St. 102

Skokie IL, 60077

Loan No.

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must be made to mortgagees having bona fide liens of record against any Unit.

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315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION  
BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the  
315-321 N. Jefferson Condominium Association, specifically regarding the leasing of  
units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

*Dennis*

(signature)

*Dennis Cyle*

(print name)

DATE:

2/20/23

20

Property Address:

321

N. Jefferson Unit #

301

Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

*Navy Federal Credit Union*

Loan No.

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must  
be made to mortgagees having bona fide liens of record against any Unit.

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315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION  
BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the  
315-321 N. Jefferson Condominium Association, specifically regarding the leasing of  
units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

MICHELLE ROSONE

(signature)

Michelle Rosone

(print name)

DATE:

2/18/23

20

Property Address: 321 N. Jefferson Unit #

Chicago, IL 60661

407

Name and Address of Mortgage Lender (if any):\*\*\*

Loan No.

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must  
be made to mortgagees having bona fide liens of record against any Unit.

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## 315-321 N. JEFFERSON CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 315-321 N. Jefferson Condominium Association, specifically regarding the leasing of units:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Andrea  
Mazzu

Digitally signed by Andrea Mazzu  
DN: cn=Andrea Mazzu, c=US,  
email=abmazzu@gmail.com  
Date: 2023.02.12 17:12:14 +  
0600'

(signature)

Andrea Mazzu

(print name)

DATE:

February 12

20

23

Property Address:

321

N. Jefferson Unit #

402

Chicago, IL 60661

Name and Address of Mortgage Lender (if any):\*\*\*

Federal National Mortgage Association

Loan No.

4778627549

\*\*\*Per the provisions of the Association's Declaration, notification of amendments must be made to mortgagees having bona fide liens of record against any Unit.