

# UNOFFICIAL COPY

**AMENDMENT TO THE  
AMENDED AND  
RESTATED DECLARATION  
OF CONDOMINIUM FOR  
433 SOUTH LOMBARD  
CONDOMINIUMS**



Doc# 2311834000 Fee \$97.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2023 09:17 AM PG: 1 OF 24

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Amended and Restated Declaration of Condominium Ownership (hereafter the "Declaration") for the 433 South Lombard Condominium Association (hereafter the "Association"), which Declaration was recorded on October 10, 1979 as Document Number 25185692 in the Office of the Recorder of Deeds of Cook County, Illinois, and amended from time to time including on July 16, 1996 as Document Number 96541836, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Section 18 of the aforesaid Declaration. Said section provides that the Declaration may be amended by an instrument in writing signed and acknowledged by unit owners having at least seventy-five percent (75%) of the total vote and approval by all the members of the Board. In addition, the amendment must be sent by certified mail to all mortgagees have bona-fide liens of record against any unit. Such amendment must be recorded with the Cook County Recorder of Deeds.

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

WHEREAS, the following Amendment has been approved by Unit Owners having seventy-five percent (75%) of the total vote as evidenced by the approvals attached hereto; and

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

**Sabina Arutyunyan, Esq.**  
Kovitz Shifrin Nesbit  
175 N. Archer Avenue  
Mundelein, IL 60060

RECORDING FEE 997-  
DATE 4/28/23 COPIES 6x  
OK BY RVISTO

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WHEREAS, the Amendment contains an affidavit by the Secretary of the Board, attached as Exhibit C, 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 ten (10) days prior to the date of such affidavit; and

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. A new section, Section 7(p) of the Declaration, shall be added the following:

(p) Notwithstanding any foregoing provisions of this Declaration to the contrary, it is the intent of the Association that all Units be Owner-occupied, with the following exceptions and requirements:

- i. Those Units that are leased on the effective date of this Amendment may continue to be leased until the Unit is sold. A copy of all current leases must be on file with the Board of Managers within thirty (30) days from the effective date of this Amendment.
- ii. To meet special situations and to avoid undue hardship or practical difficulties, the Board may, but is not required to, grant permission to a Unit Owner to lease his Unit to a specified lessee for a period of one (1) year on such reasonable terms as the Board may establish.
  - a. Such permission may be granted by the Board only upon written application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application.
  - b. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of a lease. The Board's decision shall be final and binding.
  - c. Any lease approved by the Board shall be subject to the Declaration, By-Laws and rules and regulations governing the Association.
  - d. Any request by an Owner for an extension of the hardship waiver shall comply with the same requirements herein.
  - e. If a hardship is granted, under no circumstances may a lease be for a period of less than one (1) year. Once the lease expires, the Owner may re-petition the Board for the right to re-lease the Unit. Under no circumstances may less than the entire unit be leased by an owner, nor may an owner lease certain rooms in a unit to a resident to the exclusion of

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other residents in the unit, nor may any Unit be leased for transient or hotel purposes. The Owner shall comply with all local ordinances and state law. Unit Owners who have been granted a hardship shall deliver a copy of a signed lease to the Board, or memorandum of the lease if it is oral, no later than ten (10) days prior to the date of occupancy or within ten (10) days from the date the lease is executed, whichever occurs first. The lease must include names of all the residents of the unit. In addition, completed emergency contact forms for both Owner and Tenant(s) must be submitted to the Association no later than ten (10) days prior to any resident taking occupancy.

- iii. This Section shall not apply to the rental or leasing of units to the immediate family members of the Owner, regardless of whether there is a written lease or other memorandum. "Immediate family members" shall be defined as parents, grandparents, children, grandchildren and siblings of an Owner. The burden of proof of blood relation shall be on the respective Unit Owner.
- iv. The Board of Directors of the Association shall have the right to lease any Association owned Units or any Unit of which the Association has possession, pursuant to any court order, and said Units shall not be subject to this Amendment.
- v. If found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to an immediate fine of \$500.00, or any other flat or daily fine to be determined by the Board of Directors, upon notice and an opportunity to be heard.
- vi. 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 their tenant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.
- vii. Any action brought on behalf of the Association and/or the Board of Directors 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.
- viii. 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. Article VI, Section 2(f) of the By-Laws shall be amended by adding the following:

(f) If a Unit Owner is in default in the monthly payment of the aforesaid charges or assessments for ~~thirty (30)~~ fifteen (15) days, the Association may assess a late charge in the amount of twenty-five dollars (\$25.00) for each month (or as time to time amended by the Board via a rule), or part thereof, that said balance, or any part thereof remains unpaid. In addition to

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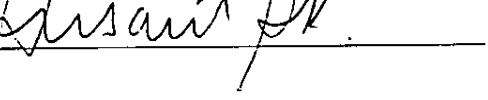
any remedies or liens provided by law, if a Unit Owner is in default in the monthly payment of the aforesaid charges or assessments for sixty (60) days, all other monthly payments of charges and assessments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable. The Association may bring suit for and on behalf of itself and as representative of all Unit Owners, to enforce collection thereof or to foreclose the lien therefor as provided by law; and there shall be added to the amount due, the costs of said suit, together with legal interest and reasonable attorneys fees to be fixed by the Court. In addition, the Association may also take possession of such defaulting Unit Owner's interest in the Property and maintain an action for possession of the Unit in the manner provided by law. No Unit Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Elements or abandonment of his Unit.

- 3. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.
- 4. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

[END OF AMENDMENT TEXT]

APPROVED THIS 7<sup>th</sup> DAY OF APRIL, 2023.

Board of Directors:

  
  
  
 \_\_\_\_\_  
 \_\_\_\_\_

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Subscribed and sworn to before me  
this 7 day of April, 2023

Mary Patricia Landa  
Notary Public



Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
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COOK COUNTY CLERK OFFICE  
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CHICAGO, IL 60602-1387

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## EXHIBIT A LEGAL DESCRIPTION

**Legal Description:** Units 11 through 15, 21 through 28, 31 through 38, G-1 and G-2 in 433 South Lombard Condominium as delineated and defined in the Declaration recorded as Document No. 25185692, in the Southwest ¼ of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Unit	Pin	Commonly known as (for informational purposes only)
11	16-08-320-026-1001	433 S Lombard Ave, #11 Oak Park, IL 60302
12	16-08-320-026-1002	433 S Lombard Ave, #12 Oak Park, IL 60302
13	16-08-320-026-1003	433 S Lombard Ave, #13 Oak Park, IL 60302
14	16-08-320-026-1004	433 S Lombard Ave, #14 Oak Park, IL 60302
15	16-08-320-026-1005	433 S Lombard Ave, #15 Oak Park, IL 60302
21	16-08-320-026-1006	433 S Lombard Ave, #21 Oak Park, IL 60302
22	16-08-320-026-1007	433 S Lombard Ave, #22 Oak Park, IL 60302
23	16-08-320-026-1008	433 S Lombard Ave, #23 Oak Park, IL 60302
24	16-08-320-026-1009	433 S Lombard Ave, #24 Oak Park, IL 60302
25	16-08-320-026-1010	433 S Lombard Ave, #25 Oak Park, IL 60302
26	16-08-320-026-1011	433 S Lombard Ave, #26 Oak Park, IL 60302
27	16-08-320-026-1012	433 S Lombard Ave, #27 Oak Park, IL 60302
28	16-08-320-026-1013	433 S Lombard Ave, #28 Oak Park, IL 60302
31	16-08-320-026-1014	433 S Lombard Ave, #31 Oak Park, IL 60302
32	16-08-320-026-1015	433 S Lombard Ave, #32 Oak Park, IL 60302
33	16-08-320-026-1016	433 S Lombard Ave, #33 Oak Park, IL 60302
34	16-08-320-026-1017	433 S Lombard Ave, #34 Oak Park, IL 60302
35	16-08-320-026-1018	433 S Lombard Ave, #35 Oak Park, IL 60302
36	16-08-320-026-1019	433 S Lombard Ave, #36 Oak Park, IL 60302
37	16-08-320-026-1020	433 S Lombard Ave, #37 Oak Park, IL 60302
38	16-08-320-026-1021	433 S Lombard Ave, #38 Oak Park, IL 60302
G-1	16-08-320-026-1022	433 S Lombard Ave, #G-1 Oak Park, IL 60302
G-2	16-08-320-026-1023	433 S Lombard Ave, #G-2 Oak Park, IL 60302

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## EXHIBIT B

### CERTIFICATION BY SECRETARY TO UNIT OWNER APPROVAL

I, Ana Paula Kohut, do hereby certify that I am the duly elected and qualified Secretary of the Board of the 433 South Lombard Condominium Association

I further certify that the attached Amendment to the Declaration was duly approved and signed by the Owners of not less than seventy-five (75%) of the lots, in accordance with the provisions of the Declaration.

[Signature]  
Secretary, 433 South Lombard Condominium Association

Subscribed and sworn to before me this 7 day of April, 2023.

[Signature]  
Notary Public



My Commission Expires: 12/8/24

Property of Cook County Clerk's Office

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## 433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 433 South Lombard Condominium Association, specifically regarding the leasing of units and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Jesse L. Morgan (signature)

Jesse L. Morgan (print name)

DATE: Feb 7, 2023

Property Address: 433 S. Lombard Ave.  
Oak Park, Illinois

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

Chase Bank  
10 S. Dearborn, Chicago, Ill  
60603

Loan No. 1356514860



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## 433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 433 South Lombard Condominium Association, specifically regarding the leasing of units and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

*[Signature]* (signature)

*Anna Paula Kohut* (print name)

DATE: *Feb. 7*, 2023

Property Address: *433 S. Lombard Ave. #26*  
*Oak Park*, Illinois

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

*Chase Bank*  
*700 Kansas Lane LA 6633*  
*MONROE, LA 71203*

Loan No. *1147444670*

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 7, 2023

I, (print name) Ilene J. Thornton, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint Mark Scott, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 19<sup>th</sup> day of December, 2022

Ilene J. Thornton (signature)

Ilene J. Thornton (print name)

Property Address: 433 S. Lombard, Oak Park #28, Illinois

Percentage of Ownership: 5.1404 %

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

Wells Fargo Home Mortgage

P.O. Box 10335

Des Moines, IA 50306

Loan No. 0367792082

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 7, 2023

I, (print name) Mike Jiang, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint \_\_\_\_\_ or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb. 7, 2023 or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 17 day of January, 2023

[Signature] (signature)

MIKE JIANG (print name)

Property Address: 433 S. LOMBARD AVE, OAK PARK, Illinois Unit 33

Percentage of Ownership: 3.7841 %

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb 7, 2023

I, (print name) Robert Hakes, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint Mark Scott, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 6<sup>th</sup> day of DECEMBER 2022.

Robert Hakes (signature)

Robert Hakes (print name)

Property Address: 433 S Lombard, Oak Park, Illinois #25 60302

Percentage of Ownership: 5.1404 %

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

N/A

Loan No. N/A

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 7, 2023

I, (print name) Roscoe Coleman, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint Mark Scott, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb. 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 12th day of December, 2022

Roscoe Coleman (signature)

Roscoe Coleman (print name)

Property Address: 433 S. Lombard, Oak Park #32, Illinois 60032

Percentage of Ownership: 3.7841 %

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb 7, 2023

I, (print name) Roscoe Coleman, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint Mark Scott, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023 or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 12th day of December, 2022

Roscoe Coleman (signature)

Roscoe Coleman (print name)

Property Address: 433 S. Lombard, Oak Park #13, Illinois 60032

Percentage of Ownership: 5.004 %

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb 7, 2023

I, (print name) Hattie Brown, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint Ilene Thornton, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11<sup>th</sup> day of 2023, 2023

Hattie Brown (signature)

Hattie Brown (print name)

Property Address: ~~Bluesett~~ 433 S Lombard, Illinois  
Oak Park

Percentage of Ownership: 3.7841 %

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

Novad Management Consulting LLC  
2401 NW 23<sup>rd</sup> Street, Ste. 1A1  
Oklahoma City, OK 73107

Loan No. 137 - 5196110

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb 7, 2023

I, (print name) Priscilla L. Miller, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023 or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 17<sup>th</sup> day of January, 2023

Priscilla L. Miller (signature)

Priscilla L. Miller (print name)

Property Address: 433 S. Lombard, Oak Park, Illinois 60302

Percentage of Ownership: 3.78 %

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

Associated Bank

1305 Main St.

Stevens Point, WI 54481

Loan No. 3260100252

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.



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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 9, 2023

I, (print name) Mary Jane Krutt, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 18 day of January, 2023

Mary Jane Krutt (signature)

MARY JANE KRUTT (print name)

Property Address: 433 S. Lombard, Oak Park, Illinois 60302 #34

Percentage of Ownership: 5.14 %

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb 7, 2023

I, (print name) Joyce Harvey, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023 or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 17<sup>th</sup> day of January, 2023

Joyce Harvey (signature)

Joyce Harvey (print name)

Property Address: 433 S. Lombard, Oak Park, Illinois

Percentage of Ownership: 5.14 %

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

Chase Bank

3415 Vision Drive

Columbus, OH 43219

Loan No. 1850023898

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 7, 2023

I, (print name) Kandice Kidd, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint MARK SCOTT, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 20 day of JANUARY, 2023

Kandice Kidd (signature)

Kandice Kidd (print name)

Property Address: 433 S. Lombard, Oak Park, Illinois 60302 #22

Percentage of Ownership: 3.78 %

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

JP Morgan Chase  
700 Kansas Lane  
Monroe, LA 71203

Loan No. 1353207741

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb 7, 2023

I, (print name) Martha Ackerman, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

I AGREE THE AMENDMENT SHOULD BE PASSED.

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 10 day of 2022, 20  .

Martha Ackerman (signature)

Martha Ackerman (print name)

Property Address: 433 S. Lombard, Oak Park #11, Illinois 60302

Percentage of Ownership: 7.18 %

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

None

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 7, 2023

I, (print name) Angelo Wilson, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint Mark S Scott, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb. 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 21 day of January, 2023

Angelo Wilson (signature)

Angelo Wilson (print name)

Property Address: 433 S. Lombard, Oak Park, Illinois

Percentage of Ownership: 4.0014%

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

Select Portfolio

P.O. Box 65250

Salt Lake City, Utah 84165-0250

Loan No. 0027810480

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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PROXY FOR

433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION

MEETING OF Feb. 7, 2023

I, (print name) Brenda Humes, owner of the unit listed below at the 433 South Lombard Condominium Association, do hereby constitute and appoint \_\_\_\_\_, or the President of the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held on Feb 7, 2023, or any adjournment thereof, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present. In addition to the foregoing, I specifically direct my agent to cast my vote as follows, specifically regarding leasing and fines:

- I AGREE THE AMENDMENT SHOULD BE PASSED.
- I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy will expire eleven (11) months from the date of execution unless revoked prior thereto. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 7 day of February, 2023.

Brenda Humes (signature)

Brenda Humes (print name)

Property Address: 433 S. Lombard, Oak Park, Illinois 60302

Percentage of Ownership: 5.14 %

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Loan No. \_\_\_\_\_

\*\*\*This information is required in order to obtain the approval of mortgagees for this amendment pursuant to the terms of the Association's Declaration.

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## 433 SOUTH LOMBARD CONDOMINIUM ASSOCIATION BALLOT

Regarding the proposed Amendment to the Declaration of Condominium for the 433 South Lombard Condominium Association, specifically regarding the leasing of units and fines:

X I AGREE THE AMENDMENT SHOULD BE PASSED.

       I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER:

Mark S Scott (signature)

MARK S SCOTT (print name)

DATE: Feb. 7, 2023

Property Address: 433 S. Lombard Ave. #24  
Oak Park, Illinois

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

First National Bank of Omaha  
1620 Dodge Street Stop 3166  
Omaha, NE 68197

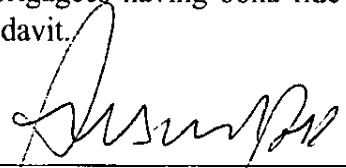
Loan No. 0000097476

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## EXHIBIT C

### AFFIDAVIT AS TO MORTGAGEE NOTIFICATION

I, Ana Paula Kohut, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the 433 South Lombard Condominium Association and that the attached Amendment to the Declaration for the 433 South Lombard Condominium Association was mailed to all mortgagees having bona fide liens of records no less than ten (10) days prior to the date of this affidavit.



Secretary, 433 South Lombard Condominium Association

Subscribed and sworn to before me  
this 7 day of April 2023



Property of Cook County Clerk's Office