

# UNOFFICIAL COPY

**AMENDMENT TO THE  
DECLARATION OF  
COVENANTS,  
CONDITIONS AND  
RESTRICTIONS AND  
BYLAWS FOR  
PROMENADE  
TOWNHOMES**



Doc# 2316715007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 10:53 AM PG: 1 OF 36

For Use by Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Covenants, Conditions and Restrictions (hereafter the "Declaration") for the Promenade Townhomes (hereafter the "Association"), which Declaration was recorded on August 28, 2017 as Document Number 1724022042 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.

This Amendment is adopted pursuant to the provisions of Article XVII, Section 3 of the aforesaid Declaration. Said section provides that the Declaration may be amended by an instrument signed by not less than sixty-seven percent (67%) of the Owners as well as the written consent of mortgagees holding at least fifty-one (51%) of the outstanding mortgages on the Properties. Any amendment must be recorded in the Office of the Recorder of Deeds of Cook County.

## RECITALS

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

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

David B. Savitt  
Kovitz Shifrin Nesbit  
175 North Archer Avenue  
Mundelein, IL 60060 - 847. 537.0500

RECORDING FEE

121.00

DATE

6-16-23

COPIES

6x

OK BY

JP

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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 as Exhibit B certifying that said instrument has been approved by not less than 67% of the Owners, as evidenced by the affidavit; and

WHEREAS, an affidavit signed by an officer of the Association is attached hereto as Exhibit C certifying that a complete copy of the amendment has been mailed to all mortgagees, and,

WHEREAS, an affidavit signed by an officer of the Association is attached hereto as Exhibit D certifying that mortgagees holding at least fifty-one (51%) of the outstanding mortgages on the Properties approved the amendment, unless otherwise waived by failure to respond.

NOW, THEREFORE, the Declaration and By-Laws for the Promenade Townhome Association are hereby amended in accordance with the text which follows (additions in text are indicated by an underline; deletions by ~~strike-outs~~):

## 1. Declaration, Article XVI, Section 1:

1. Casualty Insurance ~~for Improvements on the Common Elements~~. The Association shall obtain and maintain a policy or policies of insurance covering the improvements on the Common Area ~~common elements~~ including, without limitation, all alterations and additions thereto, against damage or destruction by the perils of fire, lightning and those casualties contained in an all risk form, and such other perils as the Board of Directors of the Association from time to time may determine should be included in such coverage, in an amount equal to 100% of the insurable replacement cost thereof, without depreciation and with an agreed amount provision. The Board of Directors shall also have the authority to and shall obtain insurance covering the Lots and any Townhouse Units thereon, provided that the insurance procured by the Association shall be known as "Bare Wall Coverage" and shall cover the bare walls, floors and ceilings of the Townhouse Units, excluding the drywall. The insurance procured by the Association shall not cover improvements and betterments to the Townhouse Units. "Improvements and betterments" is defined to include decorating, fixtures and furnishings installed or added to and located within the boundaries of the Townhouse Units, including but not limited to, decorating, painting, wall and floor coverings, trim, electrical fixtures, appliances, air conditioning and heating equipment, water heaters, or built-in cabinets, and personal property of the Owners. The Board may, in the case of a claim for damage to the Common Area or Lot or Townhouse Units; (i) pay the deductible amount as a Common Expense, (ii) after notice and an opportunity for a hearing, assess the deductible amount against the Owner(s) who caused the damage or from whose Lot or Townhouse Unit the damage or cause of loss originated, or (iii) require the Owners of the Lots or Townhouse Units affected to pay the deductible amount. Such insurance shall name as the insured, and the proceeds thereof shall be payable to, the Association, as trustee for the Owners of any Lots/Townhome Units damaged or destroyed. The proceeds from such insurance shall be made available, as the Board shall reasonably determine, for the repair, reconstruction, and restoration of such Lots/Townhouse Units,

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~~subject to the right of First Mortgagees. To the extent feasible, all such policies of insurance shall (i) provide that the insurance shall not be invalidated by the act or neglect of the Association, its Board of Directors, its officers, any Owner or occupant, or any agent, employee, guest or invitee of any of them, and (ii) shall contain an endorsement that such policies shall not be cancelled without at least thirty (30) days prior notice to the Association, the Owners and all first Mortgagees. Such insurance shall name as the insured, and the proceeds thereof shall be payable to the Association. The proceeds from such insurance shall be made available, as the Board of Directors of the Association shall reasonably determine, for the repair, reconstruction, and restoration of such improvements. To the extent feasible, all such policies of insurance shall (i) provide that the insurance shall not be invalidated by the act or neglect of the Declarant, the Association, its Board of Directors, its officers, or any agent, employee, guest or invitee of any of them, and (ii) shall contain an endorsement that such policies shall not be cancelled without at least thirty (30) days prior notice to the Association and the Owners. The Association does not provide casualty or liability insurance covering the Townhomes constructed on the Lots within the properties.~~

## 2. Declaration, Article X, Section 10.2(a):

Section 10.2. Lots. The Association shall maintain and repair the Lots and the townhomes located thereon, as follows:

- (a) Painting, maintenance and repair, and replacement of and tuckpointing of all exterior surfaces of the Owner's home, excluding any glass surface, exterior doors, windows and their components roofs, chimneys and gutters (Owners shall be responsible for the maintenance, repair and replacement of all interior surfaces of their home). All or the foregoing services shall comply with the aesthetic standards from time to time adopted by the Architectural Committee pursuant to this Declaration.

## 3. Bylaws, Article IV, Section 4:

4. Unit Owner Insurance. Each Owner shall maintain in full force and effect during the period of said Owner's ownership of their Lot/Townhouse Unit with respect to (i) personal liability insurance for acts and occurrences within his Lot/Townhouse Unit and (ii) insurance for physical damage losses for personal property and the contents of his Lot/Townhouse Unit; and (iii) such other insurance as may not be provided by Association. In addition, any Owner leasing his/her Townhouse Unit shall require his/her tenant to procure and carry renter's insurance throughout his/her tenancy. Each Unit Owner shall be responsible for his own insurance on his personal property in his own Unit, his personal property stored elsewhere on the Property and his personal liability to the extent not covered by the liability insurance for all the Unit Owners obtained by the Board as hereinbefore provided.

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

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

End of Text of Amendment

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  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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APPROVED THIS 2 DAY OF February, ~~2022~~ <sup>2023</sup>.

President, Board of Directors:

[Signature]

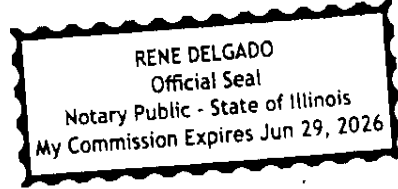
[Signature]

Rene Delgado

Attest:

[Signature]

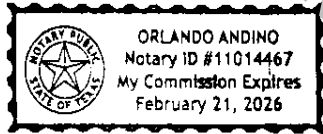
Secretary, Board of Directors



Subscribed and sworn to before me  
this 14 day of February, 2023

[Signature]

Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION OF THE PROPERTY

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY), IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THERETO, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 15-12-313-007-0000; 15-12-313-026-0000; 15-12-313-046-0000

Property Address: 7820 W. Madison Street, River Forest, IL 60305

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## EXHIBIT B

### CERTIFICATION AS TO OWNER APPROVAL

I, Kathleen Klaus, do hereby certify that I am the duly elected and qualified secretary for the Promenade Townhome 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 Promenade Townhome Association was duly approved by not less than 67% of the Owners, pursuant to Article XVII, Section 3 of the Declaration.

Kathleen Klaus  
Secretary

Dated  
this 2 day of February, 2022.

Property of Cook County Clerk's Office

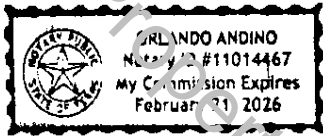
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## TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

Civil Practice & Remedies Code § 121.007

The State of Texas

County of Travis



Before me,

Kathleen Klaus

Name and Character of Notarizing Officer,  
e.g., "John Smith, Notary Public"

on this day personally appeared

Kathleen Klaus

Name of Signer

known to me

proved to me on the oath of

\_\_\_\_\_  
Name of Credible Witness

proved to me through ILL DL IN

DL  
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

14 day of February, 2023  
Day Month Year

[Signature]

Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Exhibit B-Certification as to Owner Approval

Document Date: February 2, 2023 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_



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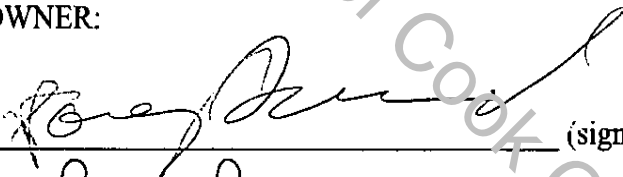
## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

 (signature)  
POOSHA PRASAD (print name)

DATE: 10/27, 2022

Property Address: 21 FOREST AVE  
RIVER FOREST, Illinois

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

None

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

Property of Cook County Clerk's Office

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

I, (print name) Pooja Prasad, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 31st day of January, 2022.

<p><u>Pooja Prasad</u> Signature line</p> <p><u>Pooja Prasad</u> Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p><u>None</u></p>
---	--

Property Address: 21, FOREST AVENUE, RIVER FOREST

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

IL 60305-

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

David A Fry (signature)  
David A Fry (print name)

DATE: December 1, 2022

Property Address: 31 Forest Ave  
River Forest, Illinois

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

Citizens Bank NA  
PO Box 6260  
Glen Allen, VA 23058-6260  
(800) 234-6002

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

I, (print name) David A Fry, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 24<sup>th</sup> day of October, 2022.

<p><u>David A. Fry</u> Signature line</p> <p><u>David A Fry</u> Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p><u>Citizens Bank NA</u> <u>PO Box 6260</u> <u>Glen Allen VA 23058-6260</u></p>
--	---

Property Address: 31 Forest Ave. River Forest, IL 60305

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

**MEETING OF October 27, 2022**

I, (print name) Timothy J. Schorn, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 16th day of October, 2022.

<p style="font-size: 1.2em; font-family: cursive;">Timothy J. Schorn</p> <p>Signature line</p> <p><u>Timothy J. Schorn</u></p> <p>Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p><u>Bank of America, although</u></p> <p><u>Not Applicable to insurance</u></p>
--	---

Property Address: 7836 Madison

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

*Timothy J. Schorn* (signature)

Timothy J. Schorn (print name)

DATE: October 16, 2022

Property Address: 7836 Madison  
River Forest, Illinois

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

Bank of America, although  
Not Applicable to insurance

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

# PROMENADE TOWNHOME ASSOCIATION

## BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

Thomas C. Wolf (signature)

Thomas C. Wolf (print name)

DATE: 10/25, 2022

Property Address: 7826 Madison St.  
River Forest, Illinois

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

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

I, (print name) Thomas Wolford, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 25<sup>th</sup> day of October, 2022.

<p><u>Thomas C. Wolford</u> Signature line</p> <p><u>Thomas C. Wolford</u> Printed Name</p>	<p>*** Name and Address of Mortgage Lender (if any):</p> <p>_____</p> <p>_____</p>
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Property Address: 7826 Madison St.

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.



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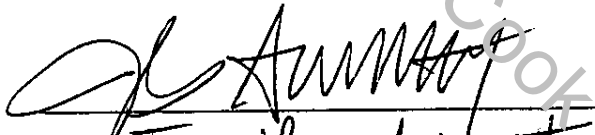
## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

 (signature)  
Jennifer A. Lovett (print name)

DATE: November 8, 2008

Property Address: 17 Forest Avenue  
New Forest, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*  
Cross Country Mortgage  
1 Corporate Drive, Ste 360  
Lake Zurich, IL 60047

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

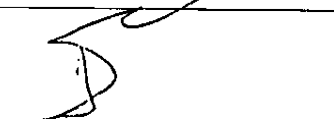
I, (print name) Igor Blumin, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint Claudia Bilbica, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 27 day of October, 2022.

 _____ Signature line  <u>Igor Blumin</u> _____ Printed Name	***Name and Address of Mortgage Lender (if any):  <u>Park Ridge Community Bank</u>  <u>626 Talcott Rd</u> <u>Park Ridge, IL 60068</u>
---	--

Property Address: 35 Forest Ave, 39 Forest Ave, 7828 Madison

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

37 Forest, 7828 Madison

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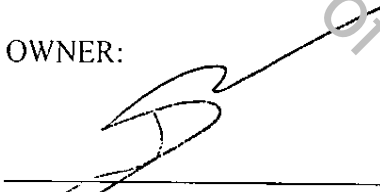
## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

 (signature)

Igor Blumin (print name)

DATE: 10/27, 2022

Property Address: 35 Forest, 39 Forest, 7825 Madison, 37 Forest  
River Forest, Illinois 7825 Madison

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

Park Ridge Community Bank

626 Talcott Rd

Park Ridge, IL 60068

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

*Ken Van Spankeren*

(signature)

Ken Van Spankeren

(print name)

DATE:

10/23

, 2023

Property Address:

29 Forest Ave

River Forest Illinois

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

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\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

I AGREE THE AMENDMENT REGARDING INSURANCE SHOULD BE PASSED.  
I DO NOT AGREE THE AMENDMENT REGARDING INSURANCE BE PASSED.

OWNER:

Judy Brennan (signature)

Judy Brennan (print name)

DATE: 10/23/22, 20  

Property Address: 29 Forest Ave  
River Forest, Illinois

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

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

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

# PROMENADE TOWNHOME ASSOCIATION

## BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

Andre I. Rodriguez (signature)

Andre Idalya Rodriguez (print name)

DATE: 11 / 21, 2021

Property Address: 7874 Madiso St - Rive Forest  
60709, Illinois

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

Bank of America  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF **October 27, 2022**

I, (print name) Andrye Idalgo Rodriguez, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 \_\_\_\_\_ day of 11/21, 2022.

<p><u>Andrye I. Rodriguez</u> Signature line</p> <p><u>Andrye Idalgo Rodriguez</u> Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p><u>Bank of America</u></p> <p>_____</p>
---	--

Property Address: 7834 Madison St - River Forest, 60305, IL

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

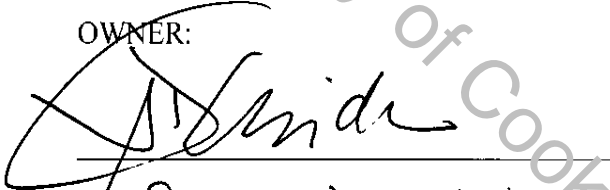
## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

 (signature)  
STEED DAVIDSON (print name)

DATE: November 08, 2021

Property Address: 7 FOREST AVE  
RIVER FOREST, Illinois

Name and Address of Mortgage Lender (if any):\*\*\*  
CHASE  
3415 VISION DRIVE  
COLUMBUS, OH 43219.

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

Property of Cook County Clerk's Office



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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

I, (print name) Kathleen Klaus, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint 19 Forest, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 14 day of October, 2022.

<p><u>Kathleen Klaus</u> Signature line</p> <p><u>Kathleen Klaus</u> Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p><u>none</u></p>
---	--

Property Address: 19 Forest,

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

# UNOFFICIAL COPY

## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

Kathleen Klaus (signature)  
Kathleen Klaus (print name)

DATE: October 14, 2022

Property Address: 19 Forest Ave  
River Forest, Illinois

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

none  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

Takeshi Shimamura (signature)

Takeshi Shimamura (print name)

DATE: October 27, 2022

Property Address: 7830 Madison St.  
River Forest, Illinois

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

Flagstar bank

PO Box 619063

Dallas, TX 75261-9063

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

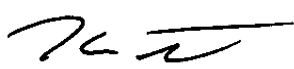
I, (print name) Kenn Brotman, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint Takech: Shimamura, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 27 day of October, 2022.

<p style="text-align: center;"><u></u> Signature line</p> <p style="text-align: center;"><u>Kenn Brotman</u> Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p>_____</p> <p>_____</p>
--	---

Property Address: 25 Forest Ave RF IL

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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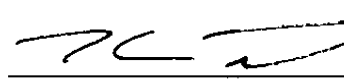
## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

 (signature)

Kenn Brotman (print name)

DATE: 10/24/2022, 2022

Property Address: 25 Forest Ave  
River Forest, Illinois

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

BOK Financial  
PO Box 111540  
Nashville, TN 37222

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022

I, (print name) Priya Patel, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 27<sup>th</sup> day of October, 2022.

<p><u>Priya M. Patel</u> Signature line</p> <p><u>Priya Patel</u> Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p><u>Huntington National Bank</u> <u>41 South High Street</u> <u>Columbus, OH 43257</u></p>
--	--

Property Address: 27 Forest Ave  
River Forest, IL 60305

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

Priya M. Patel (signature)

Priya M. Patel (print name)

DATE: 10/27, 2022

Property Address: 27 Forest Ave  
River Forest, Illinois

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

Huntington National Bank  
41 South High Street  
Columbus, OH 43287

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

*Darima* (signature)

Darima Butitova (print name)

DATE: \_\_\_\_\_, 20\_\_

Property Address: 7822 Madison St  
River Forest, Illinois

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

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.



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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

MEETING OF October 27, 2022


I, (print name) Hakeem Abayomi, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 October, 2022.

 _____ Signature line <u>Hakeem Abayomi</u> Printed Name	***Name and Address of Mortgage Lender (if any): <u>Loan Depot.com</u> <u>P.O. Box 250009</u> <u>Plano TX 75025</u>
---	--

Property Address: 41 forest ave River forest IL 60305

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

 (signature)

Hakeem Obayomi (print name)

DATE: 10/27, 2022

Property Address: 41 forest Ave  
River forest, Illinois 60301

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

Loan Depot . com  
P.O. Box ~~5770~~ 250009  
Plano TX 75025

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROXY/BALLOT FOR PROMENADE TOWNHOME ASSOCIATION

**MEETING OF October 27, 2022**

I, (print name) Oluwole Adegbulugbe, owner of the Townhouse Unit listed below at the Promenade Townhome Association, do hereby constitute and appoint \_\_\_\_\_, or 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 October 27, 2022, 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:

- I approve of the Amendment regarding insurance.
- I do not approve of the Amendment regarding insurance.

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 2nd day of December, 2022.

<p style="text-align: center;"><i>Oluwole</i></p> <p>_____ Signature line</p> <p style="text-align: center;"><b>Oluwole Adegbulugbe</b></p> <p>_____ Printed Name</p>	<p>***Name and Address of Mortgage Lender (if any):</p> <p style="text-align: center;"><b>Mr. Cooper</b></p> <p>_____ 1010 W. Mockingbird, Suite 100</p> <p style="text-align: center;">Dallas, TX 75261</p>
---	--

Property Address: 7832 Madison St. River Forest, IL. 60305

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.

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## PROMENADE TOWNHOME ASSOCIATION

### BALLOT

Regarding the proposed amendment to the Declaration for the Promenade Townhome Association:

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

OWNER:

*Oluwole*

(signature)

Oluwole Adegbulugbe

(print name)

DATE: December 2, 2022

Property Address: 7832 Madison St.  
River Forest. 60305, Illinois

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

Mr. Cooper

1010 W. Mockingbird, Suite 100

Dallas , TX 75261

\*\*\* This information is required in order to notify all lenders of any amendments pursuant to the terms of the Association's Declaration.