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**AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND
CONDOMINIUM FOR THE 5222-
5224 S. INGLESIDE
CONDOMINIUM**



Doc# 2333533219 Fee \$66.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2023 02:30 PM PG: 1 OF 6

For Use By Recorder's Office Only

This Document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Condominium for The 5222-5224 S. Ingleside Condominium (hereafter the "Declaration") which was recorded on July 29, 1994 as Document Number 94669513 in the Cook County Recorder of Deeds' Office and which 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 Article XIX, Paragraph 6 of the Declaration. Said Section provides that the provisions of the Declaration may be amended, changed, or modified by an instrument in writing setting forth such amendment, change, or modification, signed and acknowledged by all of the members of the Board, at least two-thirds (2/3) of the unit owners and the approval of any mortgagees required under the provisions of the condominium instruments, and containing an affidavit by an officer of the Board certifying that a copy of the amendment, change, or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, no less than ten (10) days prior to the date of such affidavit. This Amendment shall become effective upon its recording in the office of the 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 easements, covenants, and restrictions contained therein; and

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

Shifrin Legal, Inc.
2335 S. Michigan Avenue, Floor 2
Chicago, Illinois 60616
Phone: (312) 470-2276
Email: MJS@shifrinlegal.com

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

RECORDING FEE

DATE 11/24/23

OK BY

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WHEREAS, the following amendment has been signed and acknowledged by all of the members of the Board;

WHEREAS, the following amendment has been approved by two-thirds (2/3) of the Unit Owners as evidenced by the affidavit of membership approval attached hereto and made a part hereof as Exhibit B.

WHEREAS, an affidavit from an officer of the Board is attached hereto as Exhibit C swearing and affirming that all lien holders of record with bona fide liens against a unit have been notified by certified mail of this amendment no less than ten (10) days prior to the date of such affidavit

NOW, THEREFORE, Article IX entitled "Sale or Lease" is hereby amended by inserting a new section 1(a) as fully set forth below:

ARTICLE IX

SALE, LEASING OR OTHER ALIENATION

1. Sale or Lease.

- (a) Effective as of the recording date of this Amendment, the rental or leasing of Units within the Association is limited to no more than one (1) unit at a time. Any leases entered into must be for the entire Unit and nothing less. Subleasing of Units is permitted on a case-by-case basis and the Unit Owner or the tenant must obtain the prior written consent from the Board of Managers before entering into a sublease. Leases must be for a minimum term of twelve (12) months in length. Unit Owners seeking to renew an existing lease must obtain the prior written consent from the Board of Managers before renewing their lease agreement.

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

Any Unit being leased in violation of this Amendment shall subject the Unit Owner to a daily or monthly fine, as determined by the Board, after notice and an opportunity to be heard has been provided to the unit owner.

In addition to the authority to levy fines against any Unit Owner for violation of this Amendment, the Board shall have all rights and remedies, including but not limited to the right to institute an eviction action against the Unit Owner and the tenant under 735 ILCS 5/9 et seq., an action for injunctive and other equitable relief, or an action at law for damages as available under the law. Any legal action brought on behalf of the Association or its Board to enforce this Amendment shall subject the Unit Owner to the payment of all court costs and reasonable attorneys' fees incurred by the Association at the time they are incurred.

Any and all unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and shall be collectible in the same manner as any other unpaid regular

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or special assessment as provided by law, which such unpaid charges shall include the imposition of late fees – as applicable – or interest on the unpaid balance.

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

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

Approved this 23rd day of October, 2023 by the Board of Managers of the 5222-5224 S. Ingleside Condominium Association, an Illinois not-for-profit corporation.

By: <u>[Signature]</u> 10-23-23 Signature	_____ President _____ Officer Position
By: <u>[Signature]</u> 10-23-23 Signature	_____ Secretary _____ Officer Position
By: <u>[Signature]</u> 11/2/23 Signature	_____ Treasurer _____ Officer Position

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EXHIBIT A

5222-5224 S. Ingleside Condominium Association

Legal Description: Unit Numbers 5222-1, 5222-2, 5222-3, 5224-1, 5224-2, 5224-3 in the 5222-24 S. Ingleside Condominium, as delineated on a survey of the following described tract of land: Lot 5 (except the North 22 feet thereof) and the North 24 feet of Lot 6 in B.F. Ayer's Resubdivision of Block 24 in Egandale, a subdivision of the East 118 areas of the Southwest $\frac{1}{4}$ of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 94669513; together with its undivided percentage interest in the common elements in Cook County, Illinois.

PIN's: 20-11-307-018-1001;
20-11-307-018-1002;
20-11-307-018-1003;
20-11-307-018-1004;
20-11-307-018-1005;
20-11-307-018-1006

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EXHIBIT B – Affidavit of Unit Membership Approval

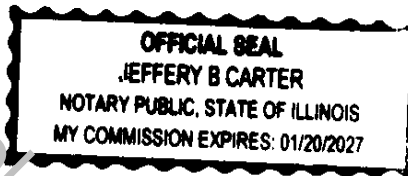
I, Donna Daviston, secretary on the Board of Managers of 5222-5224 S. Ingleside Condominium Association, do hereby swear and affirm that I am the duly elected and qualified Secretary for the 5222-5224 S. Ingleside Condominium Association and, as such Secretary, I am the keeper of the books, records and minutes of the Association.

I hereby swear and affirm that the proposed leasing amendment, set forth above, to the Declaration of Condominium Ownership for 5222-5224 S. Ingleside Condominium was approved by sent by certified mail to all lien holders of record for all units within the Association as required by Article XIX of the Declaration at least 10 days prior to the date of this affidavit.

Donna Daviston
Board Secretary

Sworn to and subscribed before me this
4th day of November, 2023

Jeffery B. Carter
Notary Public



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EXHIBIT C

Affidavit as to Notification to Lien Holders of Record

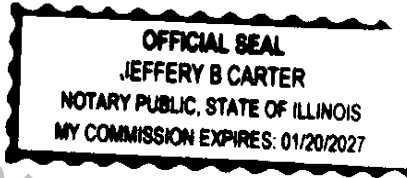
I, Donna Daviston, secretary of the Board of Managers of 5222-5224 S. Ingleside Condominium Association, do hereby swear and affirm that I am the duly elected and qualify Secretary for the 5222-5224 S. Ingleside Condominium Association and, as such Secretary, I am the keeper of the books, records and minutes of the Association.

I hereby swear and affirm that the proposed leasing amendment, set forth above, to the Declaration of Condominium Ownership for 5222-5224 S. Ingleside Condominium Association was sent by certified mail to all lien holders of record at least 10 days prior to this affidavit for all units within the Association as required by Article XIX, Paragraph 6 of the Declaration.

Donna Daviston
Board Secretary

Sworn to and subscribed before me this
4th day of November, 2023

Jeffery B. Carter
Notary Public



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