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Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 12:04 PM Pg: 1 of 5

Prepared by and when recorded
return to:

Edward R. McMurray
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, Illinois 60601

RECORDER'S STAMP

AMENDMENT TO THE BYLAWS OF THE GROVE VICTORIAN CONDOMINIUMS

THIS AMENDMENT TO THE BYLAWS OF THE GROVE VICTORIAN CONDOMINIUMS (this "Amendment") is made and entered into as of the 15th day of January, 2024 by the Board of Managers of the THE GROVE VICTORIAN CONDOMINIUMS ("Association").

RECITALS:

WHEREAS, a Declaration of Condominium Ownership, Bylaws, Easements, Restrictions, and Covenants for The Grove Victorian Condominiums was recorded on December 23, 2005 as Document No. 0535745030 in the Office of the Recorder of Deeds of Cook County Illinois (the "Declaration"), governing certain property legally described on Exhibit A attached hereto and located at 111 South Grove Avenue, Oak Park, Illinois 60302, pursuant to the provisions of the Condominium Property Act of the State of Illinois (765 ILCS 605/1 *et seq.*) (the "Act"). Capitalized terms not expressly defined herein shall have the meaning ascribed to such terms in the Declaration and Bylaws;

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WHEREAS, the Association desires to amend the Bylaws in the manner more particularly described herein.

NOW THEREFORE, the Bylaws are hereby amended as follows:

1. Article IV, Section 2(c) of the Association Bylaws contained within Exhibit C of the Declaration is hereby amended by adding the following the following paragraph:

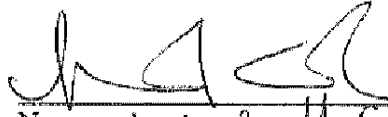
In order to maintain a uniform appearance of the building exteriors, any replacement window shall match the exterior color, style, and material of corresponding windows on other parts of the building (i.e. a replacement kitchen window, for example, shall match the kitchen windows on other Units). A Unit Owner may elect to replace windows in their Unit at their own expense, in which case such replacement shall include the replacement/repair of any part of the Common Elements that are impacted by such replacement. In the event a Unit Owner so elects to replace a window in their Unit at their own expense (except when the need for the repair or replacement is due to the act or omission of a Unit Owner, guest, occupant, family member, or pet) and the Association votes to replace the corresponding window in another Unit within three (3) years of the individual Unit Owner's replacement of their window, the Association shall reimburse the individual Unit Owner for their reasonable and necessary costs/expenses incurred in replacing such window, so long as that Unit Owner remains a Unit Owner at the time of the Association's vote.

2. All references in the Declaration or Bylaws to the Bylaws shall mean the Bylaws as amended hereby. Except as otherwise expressly amended by this Amendment, the Bylaws shall remain in full force and effect.

[Signature Page To Follow]

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IN WITNESS WHEREOF, the undersigned Secretary of the Board of Managers has caused this instrument to be executed as of the date first above written.


Name: Michele M. Carrao

STATE OF ILLINOIS)

COUNTY OF COOK) SS.


) *who has provided satisfactory evidence of identity*

JF 1-15-2024

I, Jason Franklin, a Notary Public in and for County and State aforesaid, do hereby certify that Michele M. Carrao ~~personally known~~ to me to be the same person whose name is subscribed to the foregoing instrument, as a member of the Board of Managers of The Grove Victorian Condominiums, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of January, ~~2023~~ 2024

JF 1-15-2024


Notary Public

My Commission Expires: 7-16-2027



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AFFIDAVIT OF AFFIRMATIVE VOTE

The undersigned President of the Association hereby certifies that two-thirds percent (66 2/3%) of all of the members have approved the foregoing Amendment at a meeting of the Association held on April 15, 2023.

Libbeth J. Lemke
Name: Libbeth J. Lemke
Title: President

STATE OF ILLINOIS)

COUNTY OF COOK)

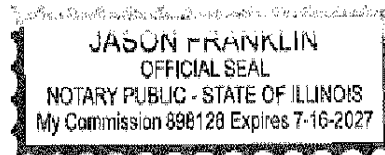
) SS. who has provided satisfactory evidence of identity JF 1-15-2024

I, Jason Franklin, a Notary Public in and for County and State aforesaid, do hereby certify that Libbeth J. Lemke, ~~personally known~~ to me to be the same person whose name is subscribed to the foregoing instrument, as a member of the Board of Managers of The Grove Victorian Condominiums, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of January, 2023. ^{2024 JF 1-15-2024}

Jason Franklin
Notary Public

My Commission Expires: 7-16-2027



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**EXHIBIT A
LEGAL DESCRIPTION OF UNITS**

UNITS 109-1N, 109-2N, 111-1S, 111-2S, P-1 IN THE GROVE VICTORIAN CONDOMINIUMS, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE

LOT 3 IN BLOCK 3 IN HIATTS SUBDIVISION OF THE NORTH ½ OF THE EAST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 100-111 S. Grove Avenue, Oak Park IL 60302

**PIN NUMBERS: 16-07-305-023-1001
16-07-305-023-1002
16-07-305-023-1003
16-07-305-023-1004
16-07-305-023-1005**

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