

Doc# 2406115019 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2024 11:38 AM PG: 1 OF 22

AMENDMENT TO THE **DECLARATION OF CONDOMINIUM FOR** NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Bylaws contained in the Declaration of Condominium (hereafter the "Declaration") for the Northfield Village Center Condominium Association (hereafter the "Association"), which Declaration was recorded as Document Number 89524399 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereaster the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Article XII of the Bylaws. Said Article provides that the Bylaws may be amended upon the affirmative vote of the holders of sixty-six and twothirds percent (66 2/3%) of the votes of the members at a regular meeting or at any special meeting called for such purpose, signed and acknowledged by the President and the Secretary of the Association and which contains an affidavit by an officer of the Board certifying that the necessary affirmative vote of the members of the Associatior, has been obtained. No amendment shall become effective until recorded.

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, restrictions and covenants contained therein; and

WHEREAS, the Board and the Owners desire to amend the Bylaws in ordano provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved by sixty-six and two-thirds percent (66 2/3%) of the votes of the members at a meeting held on **EBRUARY 22**, 2024

which approvals are attached hereto and made a part hereof; and

Association has attested to said Owner

WHEREAS.

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

Robert P. Nesbit, Esq. Kovitz Shifrin Nesbit 175 North Archer Avenue

Mundelein, IL 60060 — (847) 537-05003 FEE

approval by execution of Exhibit B attached COPIES C

hereto and made a part hereof; and

an

Page 1 iManage\CNO24\00100\5984904.v1-11/27/23

officer of

WHEREAS, the following amendment has been signed and acknowledged by the President and the Secretary of the Association

NOW, THEREFORE, the Bylaws are hereby amended as follows (additions in text are indicated by <u>double underline</u> and deletions in text are indicated by <u>strike out</u>):

1. Article IV, Section 2 of the Bylaws

Number, Tenure and Qualifications. The number of members of the Board shall be three (3). five (5). Until the date of the first annual meeting of the members as hereinabove provided. the memoers or the Board shall be the directors named in the Articles of Incorporation of the Association, if the Association is incorporated; otherwise, the members of the Board shall be as appointed by the Feveloper. Such members of the Board shall hold office until the first annual meeting of the menusers. Commencing with the date of the first annual meeting of the members, the members of the Board shall each be elected at large solely by, from, and among the members for a term of one (1) year and until their respective successors shall have been elected and qualified. All members of the Board shall be elected at large. The Board elected at such first annual meeting shall be the Initial Foard of Managers as provided in the Act. Each member of the Board shall hold office without conpensation. In the event a member of the Association is a municipal or other corporation, partne ship, trust or other legal entity other than a natural person or persons, then any trustee, employee, shareholder, officer, or director of such corporation, partner of such partnership, beneficiary or individual trustee of such trust, or manager of such other legal entity, may be eligible to serve as a member of the Board. Notwithstanding the above. only one (1) person from each Unit may be a member of the Board. A member of the Board may succeed themself in office.

- 2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.
- 3. Except to the extent expressly set forth her inabove, the remaining provisions of the Declaration shall continue in effect without change.

APPROVED THIS 22ND DAY OF FEBRUARY , 2024

NORTHFIELD VILLAGE CENTER CONDOMI	NIUM ASSOCIATION
By:	Its President
By: Secretary	Sworn to and subscribed before me this
OFFICIAL SEAL CHARLENE MONTALBANO Notary Public - State of Illinols My Commission Expires 4/10/2027	Charlene Wontalkeur

2406115019 Page: 3 of 22

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE NORTHFIELD VILLAGE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN NORTHFIELD VILLAGE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SCUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89524399 IN COOK COUNTY ILLINOIS.

Common address

308 Happ Road

Junit Clouts Office Northfield, IL 60093

PINs:

05-19-327-004-1001

Through and including:

05-19-327-004-1039

EXHIBIT B

CERTIFICATION AS TO OWNER APPROVAL

	, do hereby certify that I am the duly elected age Center Condominium Association and as such ords of the Association.
Village Center Condominium Association was	nendment to the Declaration for the Northfield duly approved by 66 2/3 % vote of the Owners, at ecordance with the provisions of Article XII of the
Sworn to and subscribed before me this	edretary
Manlene Mandalland Notary Public	OFFICIAL SEAL CHARLENE MONTALBANO Notary Public - State of Illinois My Conumission Expires 4/10/2027
	Clert's Original

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
Proxy or
Signature line HELENE TROCK
Printed Name
Property Address: Northfield, Illinois 60093 Unit # Unit #
Percentage of Ownership: 2,59%

PROXY/BALLOT FOR

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

MEETING OF $\frac{Q-2Q}{Q}$, 20
I, (print name) Helpe Took , owner of the unit listed below at the Northfield Village Center Condominium 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, 20, 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 or the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
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 does not expire. 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 Mulline Jack (signature) Date: 1-31, 2024
Helene Track (print name)
Property Address: 308 Hapo Rd Unit # 202. Northfield, Illinois 60093

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directo
I do not approve of the amendment reducing the size of the Board of Directors.
Byline
Signature line
plivia Schaefer
Printed Name
Property Address: 358 Hape Rd Unit # 204 Northfield, Illinois 60093
Percentage of Ownership: ////////////////////////////////////

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directors.
Transfer and an amount reducing the size of the Board of Brectors,
I do not approve of the amendment reducing the size of the Board of Directors.
Mila Genin
Signature line
SWEILA KERWIN
Printed Name
Property Address: 369 MAPP ROWN Unit # 105 Northfield, Illinois 60093
Percentage of Ownership: 2) 66%

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

7
-

2406115019 Page: 10 of 22

UNOFFICIAL COPY

PROXY/BALLOT FOR

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

		MEETING OF	2/22	, 20 <u>24</u>	
the	I, (print name) Northfield Villa	ge Center Condomin , or the Board	ium Association of Directors if no n	, owner of the unit lis do hereby constitute a ame is specified, as agent fo	ted below a and appoint or me, and ir
	name place an	d stead, to vote as, 20, unles	my proxy at the sooner revoked,	ne Association meeting with full power to cast my	to be held vote as if l
	e then personally p d act if I were pres		y agent to act for me	e and in my name and stead	as fully as l
	In addition to	the foregoing, I speci	fically direct my a	gent to cast my vote as fo	ollows:
	☑ I app	rove of the amendmen	nt reducing the size	e of the Board of Director	rs.
	l do r		endment reducing	the size of the Board of	
will will	receive a ballot for	nat if I should attend the or that meeting only. To as if he or she voted	his proxy dees not	entitled to revoke this Prox expire. The proxy giver's	y/Ballot and selection(s)
	Feb	_, 20 <u>24</u> .	\	s proxy on the 82	<u>4.</u> day of
	54	(sign	ature) Date: _	2/8/5	, 20 <u>z</u> y
		Miller (print			
Prop	perty Address:	308 Happ Northfield, Illinois 6	2 Rd		>

2.85%

2406115019 Page: 11 of 22

UNOFFICIAL COPY

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

	I approve of the amendment reducing the size of the Board of Directors.
	I do not approve of the amendment reducing the size of the Board of rectors.
Proxy	
Signature line OR Printed Name	INE GOLINKIN
Property Address	Northfield, Illinois 60093
Percentage of O	

2406115019 Page: 12 of 22

UNOFFICIAL COPY

PROXY/BALLOT FOR

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

MEETING OF $2-22$, 2024
I, (print name) CORINNE GOLINGIA, owner of the unit listed below a the Northfield Village Center Condominium Association do hereby constitute and appoint, or the Board of Directors if no name is specified, as agent for me, and it
my name, place and stead, to vote as my proxy at the Association meeting to be helength of the place and stead, to vote as my proxy at the Association meeting to be helength.
were then personally present, and authorize my agent to act for me and in my name and stead as fully as could act if I were present.
In addition to the foregoing, I specifically direct my agent to cast my vote as follows:
I approve or the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
I understand that if I should attend the meeting I will be entitled to revoke this Proxy/Ballot an will receive a ballot for that meeting only. This proxy does not expire. 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 $\frac{G}{4}$ day of $\frac{G}{4}$.
Corine Solicking (signature) Date: 1-9, 2024 Corine Golinking (print name)
CORINAE GOLINKIN (print name)
Property Address: 388 HAPP RD Unit # 209 Northfield, Illinois 60093

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

	approve of the amendment reducing the size of the Board of Directors.
	do not approve of the amendment reducing the size of the Board of exters.
Signature line	Lung LE TONCIAS
Printed Name	TC
Property Address	S: 308 Happ Rd Unit # 30/ Northfield, Illinois 60093
Percentage of Ov	wnership: 270 %

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

Regarding	the	proposed	Amendment	to	the	Bylaws	for	the	Northfield	Village	Center
Condomini	um A	Association	:							Ū	

I approve of the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
Signature Rine Carolyn Hollermann Printed Name
Property Address: Northfield, Illinois 60093 Unit # 50)
Percentage of Ownership 79%

2406115019 Page: 15 of 22

UNOFFICIAL COPY

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
Signature line
Printed Name
Property Address: 308 HAP NoAD Unit # 307 Northfield, Illinois 60093
Percentage of Ownership: 29%

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
Suc Marcus
Signature line
Six Marcas
Printed Name
Property Address: Unit # 3097 Northfield, Illinois 60093
Percentage of Ownership: 306 %

2406115019 Page: 17 of 22

UNOFFICIAL COPY

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
May History
Signature line
District Della Jella 1
Printed Name
Property Address: 208 Happ # 461 Unit # 401 Northfield, Illinois 60093
Percentage of Ownership: 455 %

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I app	rove of the amendment reduci	ng the size of th	ne Board of Directors.
	•		
I do r	not approve of the amendment	reducing the si	ze of the Board of
	2		
PROXY	Op		
Signature line	0		
BARBARA	- KEPOON		
Printed Name	C	,	
Property Address:	Northfield, Illinois 60093	10%	Unit #
		C	/
Percentage of Owner	ship: <u>/ 2 / %</u>		745
			0////
			(C)

2406115019 Page: 19 of 22

UNOFFICIAL COPY

PROXY/BALLOT FOR

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

MEETING OF $2/22$, 20 24
I, (print name) BARBANA PERSON, owner of the unit listed below a the Northfield Village Center Condominium Association do hereby constitute and appoin , 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
, 20, unless sooner revoked, with full power to cast my vote as if
were then personally present, and authorize my agent to act for me and in my name and stead as fully as
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 reducing the size of the Board of Directors.
I do not approve of in amendment reducing the size of the Board of
Directors.
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 does not expire. 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 8 day of February, 20 24.
Barbara Report (signature) Date: 2/8, 2024
BARBARA PERSON (print name)
Co
Property Address: 308 HAPP ROAD Unit # 404
Northfield, Illinois 60093

2406115019 Page: 20 of 22

UNOFFICIAL COPY

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I app	rove of the amendment redu	cing the size of the	he Board of Directors.
☐ I do:	not approve of the amendments.	nt reducing the s	ize of the Board of
0	70x		
Signature line			
CAROT Printed Name	men		
rintod runto),	
Property Address:	Northfield, Illinois 60093	Shr.	Unit # 10
Percentage of Owner	rship: <u>3, 0 0</u> %		275
			Office

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

I approve of the amendment reducing the size of the Board of Directors.
I do not approve of the amendment reducing the size of the Board of Directors.
Denise Julian
Signature line
Denise A. Gibson
Printed Name
Property Address: 305 Halp Rd #109 Unit # 108 Northfield, Illinois 60093
Percentage of Ownership 2.57 %
Percentage of Ownership 7.57 %

2406115019 Page: 22 of 22

UNOFFICIAL COPY

NORTHFIELD VILLAGE CENTER CONDOMINIUM ASSOCIATION

BALLOT

Regarding	the	proposed	Amendment	to	the	Bylaws	for	the	Northfield	Village	Center
Condomini	um A	Association	:								

I approve of the amendment reducing the size of the Board of Director
do not approve of the amendment reducing the size of the Board of Directors.
Signature line
Tond Warman Printed Name
Property Address: 308 HAPP Unit # 208 Northfield, Illinois 60093 Unit # 208
Percentage of Ownership %
O.c