

# UNOFFICIAL COPY

**THIS DOCUMENT HAS BEEN  
PREPARED BY, AND AFTER  
RECORDING SHOULD BE  
RETURNED TO:**

LAW OFFICES OF C. SHAWN JONES, P.C.  
708 Church Street, Suite 235  
Evanston, IL 60201  
Attn: C. Shawn Jones, Esq.



Doc# 2415214221 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
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CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/31/2024 11:01 AM  
PAGE: 1 OF 28

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF  
EASEMENTS, RESTRICTION, COVENANTS AND BY-LAWS FOR  
THE JUDSON MANOR CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restriction, Covenants and By-Laws (the "Declaration") for The Judson Manor Condominium Association (the "Association"), recorded on June 9, 2006, as Document No. 0616032016 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the Property legally described in Exhibit "A," attached hereto.

This amendment is adopted pursuant to the Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"), which provide that this amendment shall become effective upon its "recording" in with the Recorder of Deeds in Cook County, Illinois, signed and acknowledged by the President or a Vice-President of the Board and approved by the Unit Owners having at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose, provided, however, that all holders of first mortgages of record have been notified by certified mail of any change, modification, or rescission, and an affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument.

## RECITALS

WHEREAS, by the Declaration recorded in the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

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WHEREAS, the Board and Owners desire to amend the Declaration so as to limit the number of leased/rented Units; and

WHEREAS, the amendment has been signed and acknowledged by the President or a Vice-President of the Board and approved by the Unit Owners having at least sixty-seven percent (67%) of the total vote, at a meeting called for that purpose, provided, however, that all holders of first mortgages of record have been notified by certified mail of any change, modification, or rescission, and an affidavit by the Secretary of the Board certifying to such mailing is made a part of such instrument, all in compliance with the Declaration and Section 17 of the Act.

**NOW THEREFORE**, Sections 12.01 and 12.02 are hereby replaced in accordance with the text which follows (additions in text are indicated by double underline):

12.01. The leasing of units by their owners shall be restricted as follows. All leases of units must be in writing. Provided a unit owner has lived in the Unit for at least two years after acquiring same, a unit owner may lease only their entire unit and only after receiving the approval of the Association. The tenant must be a natural person as opposed to an artificial entity (such as a corporation, partnership, LLC, trust, etc).

A. At no time shall the number of Units being leased in the Condominium exceed four (4) except as otherwise provided below. Limiting the maximum number of leased Units to no more than four (4) at a time is deemed to be in the best interest of the Condominium and the Unit Owners and is considered essential to maintaining and enhancing the property values in the Condominium.

All valid leases and tenants occupying Units on the date this amendment was recorded shall be honored and the tenants occupying Units, pursuant to such leases will be permitted to continue to occupy the Unit in which they currently reside. Current tenants may renew their current lease for the same Unit as long as the tenants are otherwise not disapproved for a good cause. However, any change in occupants constitute a new lease subject to the four unit limit, meaning the new lease will not be approved unless there are less than four units being leased at the time.

If four units are being leased, the Board shall establish a wait list for unit owners wishing to lease their Unit. Email or mail notice of intent to lease, if acknowledged by the Board or an agent delegated by the Board, will be sufficient to place an owner on the waiting list. When the tenant or tenants occupying a leased unit vacates one of the four leased units, then the first owner on the wait list will be notified of the vacancy and may then lease their unit, provided that if they do not obtain a tenant within sixty days the next owner on the list will be given the opportunity to lease their unit.

The Board is also authorized to make limited exceptions to these restrictions in order to avoid severe undue hardship, which may temporarily result in more than the maximum four (4) units being leased. Hardship exceptions shall be limited to a maximum of one year; shall not be deemed a waiver of these restrictions; and shall not vest any person granted an exception with any rights not expressly granted by the Board in writing. The Board may attach conditions it deems necessary in granting an exception.

B. Procedures

i. An owner intending to lease their unit must provide the Board with a copy of the

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proposed lease (must comply with the Evanston Residential Landlord Tenant Ordinance) including the name and address of the proposed lessee along with a verified background check and credit score for the proposed lessee. The applicant must sign acknowledging receipt the rules and regulations of the Association and agree to abide by them.

ii. After receipt of the proposed lease and reports, the Board has 10 days in which to approve or disapprove the proposed lessee. If the Board fails to act within that time, its failure to act shall be deemed approval. Approval may be based on such criteria as may be established by the Board, including but not limited to a credit report to be supplied by the owner (minimum 650 credit score) and a background check supplied by the owner.

iii. Any lease entered into without approval may be treated as void and the Board shall have the power to evict the lessee, on its own behalf and as agent for the owner, without securing consent to such eviction from the unit owner.

C. All leases will be for one year – no more, no less – though leases may contain options to extend or renew the lease for additional one year terms. The Board may, for good cause shown, disapprove of any such lease extension or renewal. No subleasing or assignment of lease rights by the lessee is allowed.

D. Occupancy During Lease Term. No one but the lessee and that person's spouse (or domestic partner), if any, and their natural or adopted children, if any, may occupy the unit during lease term. The unit owner must at all times follow Evanston law forbidding occupation of any rental unit by more than three unrelated parties.

E. Regulation by Association.

i. All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. Tenants must agree, in writing, to abide by the covenants, conditions, easements and restrictions set forth in the Declaration, the by-laws and the Association, Association rules and regulations, and must agree that a default or breach thereunder constitutes a default under the lease and as such could result in eviction.

ii. The Association may seek to enjoin a tenant from occupying a unit or seek to evict a tenant for failure of the lessor-owner to comply with the leasing requirements prescribed by the Act or by the Declaration, By-Laws, and rules and regulations. The Board may proceed directly against a tenant for any other breach by a tenant of any covenants, rules, regulations or By-Laws. A unit owner may not assign, delegate, transfer, surrender, or avoid the duties, responsibilities, and liabilities of a unit owner under the Condominium Property Act, the condominium instruments, or rules and regulations of the Association.

F. Unapproved Leases. Any lease of a unit not approved pursuant to this paragraph shall be void and unenforceable unless subsequently approved by the Board.

12.02 Intentionally Left Blank.

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

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END OF TEXT OF AMENDMENT

## ACKNOWLEDGMENT BY BOARD PRESIDENT

I Rhea Keenan, am the president of the Board of The Judson Manor Condominium Association, an Illinois condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 7 day of May, 2024.

BY: Rhea Keenan  
President

Property of Cook County Clerk's Office

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

### OFFICIAL BALLOT

The Judson Manor Condominium Association membership has been presented with the attached proposed **First Amendment to Declaration of Condominium Ownership**. I/we understand that this amendment, if approved, would place a limit on the number of units that could be rented/leased by owners to non-owners.

If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 3, address 622 Judson Ave, Evanston, IL 60202, vote as follows:

Yes, the Amendment should be adopted.

*Alvin James*

No, the Amendment should not be adopted.

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 618-1, address 618 Judson Ave Unit 1, vote as follows:

  X   Yes, the Amendment should be adopted.

       No, the Amendment should not be adopted.



1/22/24

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 2, address 618 Judson, vote as follows:

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.

*M. Lulu*

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 3, address 618, vote as follows:

  ✓   Yes, the Amendment should be adopted.



           No, the Amendment should not be adopted.

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Rhea Keenan

**From:** Sandro Hernandez <sandrodh@yahoo.com>  
**Sent:** Monday, January 22, 2024 7:26 PM  
**To:** Rhea Keenan  
**Subject:** Re: Judson Manor Apartment Owners Meeting

## JUDSON MANOR CONDOMINIUM ASSOCIATION

### OFFICIAL BALLOT

The Judson Manor Condominium Association membership has been presented with the attached proposed First Amendment to Declaration of Condominium Ownership. We would like that this amendment, if approved, would place a limit on the number of units that could be rented/leased by owners to non-owners.

If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment and understand the requirements set forth. With that in mind,

I/we, the Owners of Unit 1, address 620 Judson Ave follows:

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.

*[Signature]* 01/22/24

Sent from my iPhone

On Nov 29, 2023, at 12:38 PM, Rhea Keenan <rkeenan@loran.net> wrote:

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit Dx, address 620 Judson Ave, vote as follows:

Yes, the Amendment should be adopted.

*Wang*

No, the Amendment should not be adopted.

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

### OFFICIAL BALLOT

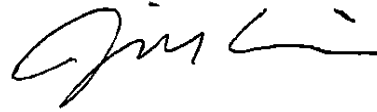
The Judson Manor Condominium Association membership has been presented with the attache proposed **First Amendment to Declaration of Condominium Ownership**. I/we understand that this amendment, if approved, would place a limit on the number of units that could be rented/leased by owners to non-owners.

If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit \_\_\_\_\_, address 622 Judson, vote as follows:

X Yes, the Amendment should be adopted.



\_\_\_\_\_ No, the Amendment should not be adopted.

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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The Judson Manor Condominium Association membership has been presented with the attache proposed **First Amendment to Declaration of Condominium Ownership**. I/we understand that this amendment, if approved, would place a limit on the number of units that could be rented/leased by owners to non-owners.

If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 2, address 622 Judson Ave., vote as follows:

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.

*Dana Kuep*

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 2, address 624 Judson Ave., vote as follows:

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.

*Plus Keenan  
a proxy*

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## Judson Manor Condominium Association Proxy

I/We, Amy Riemer, being the owner(s) of the Condominium unit(s) at 624 Judson Street, unit(s)# 2, being in the City of Evanston, do hereby authorize the appointment of

Rhea Keenan of  
(Name of Proxy)

628 Judson Ave Unit 1  
(Address of Proxy)

to be my proxy to represent me on the issues to discuss at the Owner's Meeting of the Judson Manor Condominium Association to be held on January 22, 2024 and to vote on my behalf on the issue voted upon at this meeting.

1/19/2024 Amy M. Riemer  
(Date) (Signature)

\_\_\_\_\_  
(Date) (Signature)

Property of Cook County Clerk's Office

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 624-3, address 624 JUDSON AVE, #3, vote as follows:  
EVANSTON IL 60202

         Yes, the Amendment should be adopted.

         No, the Amendment should not be adopted.

*[Handwritten Signature]*

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 3, address 626 Judson, vote as follows:

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.

1/22/24  
Kathleen



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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 628-1, address 628 Judson Ave #1, vote as follows: Evansville, IL 60202

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.

*[Handwritten Signature]*  
Cook County Clerk's Office

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 628-3, address Judson Ave, vote as follows:

X Yes, the Amendment should be adopted.

           No, the Amendment should not be adopted.



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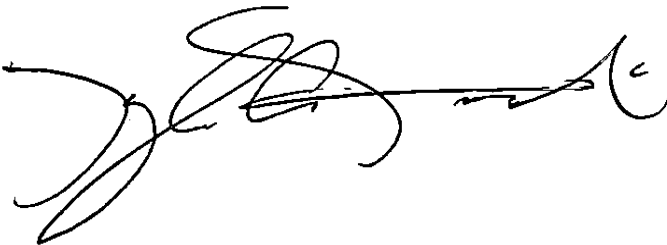
If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 626<sup>#1</sup>, address 626 Judson Ave #1, vote as follows:

Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.



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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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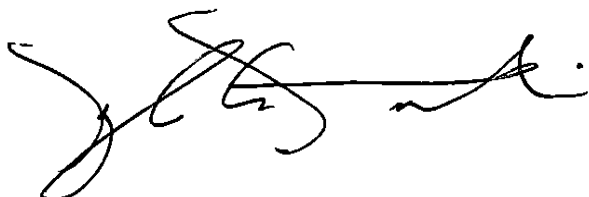
If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 620 #3, address \_\_\_\_\_, vote as follows:

\_\_\_\_\_ Yes, the Amendment should be adopted.

No, the Amendment should not be adopted.



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## Judson Manor Condominium Association Proxy

I/We, Mary Clare Eisinger, being the owner(s) of the Condominium unit(s) at 620 Judson Street, unit(s)# 3, being in the City of Evanston, do hereby authorize the appointment of

Kyle Aksamatoski of  
(Name of Proxy)

626 Judson Ave unit 1  
(Address of Proxy)

to be my proxy to represent me on the issues to discuss at the Owner's Meeting of the Judson Manor Condominium Association to be held on January 22, 2024 and to vote on my behalf on the issue voted upon at this meeting.

1/22/24  
(Date)

Mary Clare Eisinger  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

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## Judson Manor Condominium Association Proxy

I/We, Mr. Tony Drow, being the owner(s) of the Condominium unit(s) at 628 Judson Street, unit(s)# 2, being in the City of Evanston, do hereby authorize the appointment of

Rhea Keenan of  
(Name of Proxy)

628 Judson Ave. Unit #1  
(Address of Proxy)

to be my proxy to represent me on the issues to discuss at the Owner's Meeting of the Judson Manor Condominium Association to be held on January 22, 2024 and to vote on my behalf on the issue voted upon at this meeting.

1-22-24  
(Date)

Mr. Tony Drow  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 2, address 628 Judson Avenue, vote as follows:

X Yes, the Amendment should be adopted.

\_\_\_\_\_ No, the Amendment should not be adopted.

*Rhea Keena  
as proxy*

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## Judson Manor Condominium Association Proxy

I/We, Mary Ellen Paprocki, being the owner(s) of the Condominium unit(s) at 624 Judson Street, unit(s)# 1, being in the City of Evanston, do hereby authorize the appointment of

Darey Aksamitowski of  
(Name of Proxy)

626 Judson Ave #1 Evanston IL 60202  
(Address of Proxy)

to be my proxy to represent me on the issues to discuss at the Owner's Meeting of the Judson Manor Condominium Association to be held on January 22, 2024 and to vote on my behalf on the issue voted upon at this meeting.

1/22/24  
(Date)

Mary Ellen Paprocki  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

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## JUDSON MANOR CONDOMINIUM ASSOCIATION

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If approved, a maximum of four (4) units at a time could be rented/leased (with exceptions for hardship). This will limit my ability to lease out my unit if four other owners are, at the time, leasing out their units.

I have read the entirety of the amendment not just the summary above, and acknowledge an understanding to the requirements set forth. With that in mind:

I/we, the Owners of Unit 624 #1, address 624 Judson Ave #1 Evanston IL 60202, vote as follows:

  X   Yes, the Amendment should be adopted.

       No, the Amendment should not be adopted.

*Dany Alwan Jansbi*  
*624 Judson #1 as Proxy*

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## AFFIDAVIT OF NOTICE TO MORTGAGEES

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I Rhea Keenan being first duly sworn on oath, depose and state that I am an officer of The Judson Manor Condominium Association, an Illinois not-for-profit corporation established by the aforesaid Declaration, and that pursuant to Paragraph 13.07 of the Declaration written notice of the foregoing amendment has been sent by certified mail to all mortgagees of record against any Unit, not less than ten (10) days prior to the date of this affidavit.

Rhea Keenan

By:  
Its:

SUBSCRIBED AND SWORN to  
before me this 22 day  
of January, 2024

C. Shawn Jones  
NOTARY PUBLIC



Property of Cook County Clerk's Office

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## **EXHIBIT A** **LEGAL DESCRIPTION**

LOT 1 AND 2 IN KEENEY AND RINN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼, (EXCEPT THE NORTH ¼ THEREOF, LYING EAST OF THE RAILROAD) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 618 Judson Street, Evanston, Illinois 60202

Permanent Index Numbers: 11-19-414-034-1001 up to and including  
11-19-414-034-1020

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## **EXHIBIT A** **LEGAL DESCRIPTION**

LOT 1 AND 2 IN KEENEY AND RINN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼, (EXCEPT THE NORTH ¼ THEREOF, LYING EAST OF THE RAILROAD) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 618 Judson Street, Evanston, Illinois 60202

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