

STATE OF ILLINOIS
OFFICE OF
THE SECRETARY OF STATE

63040926



Whereas, ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF 680 PRIVATE GARAGE CONDOMINIUM ASSOCIATION INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE JANUARY 1, A.D. 1997.

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Now Therefore, I, Jim Edgar, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, *I hereto set my hand and cease to be affixed the Great Seal of the State of Illinois, at the city of Springfield, this 9TH day of JANUARY AD 19 89 and of the Independence of the United States the two hundred and 13TH*

Jim Edgar
SECRETARY OF STATE

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5329-993-8

JIM EDGAR
Secretary of State
State of Illinois

This Space For Use By Secretary of State	
Date	1-9-89
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Clerk	PH

Submit in Duplicate

Remit payment in Check or Money
Order, payable to "Secretary of
State".

DO NOT SEND CASH!

ARTICLES OF AMENDMENT

under the
GENERAL NOT FOR PROFIT CORPORATION ACT

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1985", the undersigned corporation hereby adopts these Articles of Amendment to its Articles of Incorporation.

ARTICLE ONE The name of the corporation is 680 Private Garage Condominium Association

(Note 1)

ARTICLE TWO The following amendment to the Articles of Incorporation was adopted on Oct. 2,
19 88 in the manner indicated below ("X" one box only.)

- By the affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)
- By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 of this Act. (Note 3)
- By the members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)
- By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20 of this Act. (Note 4)

(INSERT RESOLUTION)

See Attachment A

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(If space is insufficient, attach additional pages size 8 1/2 x 11)

The undersigned corporation has caused these articles to be signed by its duly authorized officers, each of whom affirm, under penalties of perjury, that the facts stated herein are true.

Dated December 29, 19 88 680 Private Garage Condominium Association
(Exact Name of Corporation)

attested by Jack P. Harvath by Margaret L. Lawrence
(Signature of Secretary or Assistant Secretary) (Signature of President or Vice President)

Jack P. Harvath Secretary Margaret L. Lawrence, Pres.
(Type or Print Name and Title) (Type or Print Name and Title)

NOTES AND INSTRUCTIONS

- NOTE 1:** State the true exact corporate name as it appears on the records of the Office of the Secretary of State, **BEFORE** any amendments herein reported.
- NOTE 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote.
- NOTE 3:** Director approval may be (1) by vote at a director's meeting (either annual or special) or (2) by consent, in writing, without a meeting.
- NOTE 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.
- Member approval may be (1) by vote at a members meeting (either annual or special) or (2) by consent, in writing, without a meeting.
- To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment. *(If class voting applies, then also at least a 2/3 vote within each class is required).*
- The articles of incorporation may supercede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. *(Sec. 110.20)*
- NOTE 5:** When a member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. *(Sec. 107.10 & 110.20)*

FORM NFP-110.30

File No.

ARTICLES OF AMENDMENT
 under the
GENERAL NOT FOR PROFIT
CORPORATION ACT

Filing Fee \$25

Filing Fee for Re-Statut Articles \$100

FILED
 DEC 29 1988
 COOK COUNTY CLERK'S OFFICE

RETURN TO: DPK
2079
 Corporation Department
 Secretary of State
 Springfield, Illinois 62756
 Telephone (217) 782-6961

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ATTACHMENT A

WHEREAS, the Board of Managers deems it advisable that the Articles of Incorporation be amended as follows:

NOW, THEREFORE, BE IT

RESOLVED, That ARTICLE FIVE of the Articles of Incorporation be amended to provide in its entirety as follows:

ARTICLE FIVE: The purposes for which the corporation is organized are:

To maintain, operate and manage a condominium property and improvements commonly known or to be known as "680 Private Garage Condominium" and situated at 680 North Lake Shore Drive, Chicago, Illinois, and in furtherance of those purposes to exercise all the powers permitted to be exercised by Illinois Not For Profit Corporations under the Illinois General Not For Profit Corporation Act.

The members of the 680 Private Garage Condominium Association shall consist of the respective Unit Owners of the property commonly known or to be known as "680 Private Garage Condominium" and located at 680 N. Lake Shore Drive, Chicago, Illinois, in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective Unit Owners, as said terms are defined in the Amended and Restated Declaration of Condominium Ownership for 680 Private Garage Condominium Association, which Declaration has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

The membership of each Unit Owner shall automatically terminate when he ceases to be a Unit Owner, and upon the conveyance, transfer or other disposition of a Unit Owner's ownership interest in the Property, said Unit Owner's membership in the Association shall automatically be transferred to the new Unit Owner succeeding to such ownership interests. Upon the conveyance, transfer, or other disposition of a portion of a Unit Owner's ownership interest, the transferring Unit Owner and the transferee thereof shall each be members of the Association in accordance with the percentage of ownership interest in the Common Elements of each following such conveyance or transfer.

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The aggregate number of votes for all Unit Owners shall be one hundred (100), which shall be divided among the respective Unit Owners in accordance with their respective percentages of ownership interest in the Common Elements; provided, however, that if at any time thirty percent (30%) or fewer of the Units, by number, possess over fifty percent (50%) in the aggregate of the undivided ownership in the Common Elements, then any percentage vote of the Unit Owners specified in the Act, the Amended and Restated Declaration, or the By-Laws of the Association shall require the vote of the specified percentage of Units (on the basis of one vote per Unit), rather than the specified percentage of ownership interest in the Common Elements allocated to Units that would otherwise be applicable. If any Unit Owner consists of more than one person, the voting right of such Unit Owner shall not be divided but shall be exercised as if the Unit Owner consisted of only one person, consistent with any designation made by the persons constituting such Unit Owner.

A quorum of Unit Owners for any meeting of Unit Owners shall be constituted by Unit Owners present in person at such meeting and holding one-third (1/3) of the votes entitled to be cast at such meeting. Once a quorum is established for any meeting, the quorum shall be deemed to continue until such meeting is adjourned. If a quorum is not achieved for any meeting, such meeting may be adjourned to a date not less than ten (10) days nor more than twenty (20) days after the date of the adjourned meeting, and in that event, the quorum of Unit Owners for the rescheduled meeting shall be constituted by Unit Owners present in person or represented by proxy at such meeting and holding twenty-five percent (25%) of the votes entitled to be cast at such meeting.

No part of the monies received by the corporation shall inure to the benefit of any private individual except in accordance with the Illinois Not For Profit Corporation Act.

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PLEASE RETURN TO: NPK
BOX 9

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COOK COUNTY