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FIRST AMENDMENT TO DECLARATION AND BY-LAWS
OF
WINNETKA MEWS CONDOMINIUM

The Declaration and By-Laws for Winnetka Mews Condominium was duly recorded on August 1, 1986, with the Recorder of Deeds of Cook County, Illinois as document #86330575, and thereby submitted the real estate described in Exhibit A attached hereto and made a part hereof to the provisions of the Illinois Condominium Act. Subsequent to that recording, the unit owners duly adopted in the form and manner prescribed by the Declaration of Condominium and Illinois law, certain amendments which are hereinafter set forth as follows:

Amend Article III, Common Elements, by adding Section 3.08 entitled Patios to read as follows, effective May 11, 1989:

3.08 Patios The portion of the Property designated as patios in the plat attached as Exhibit A of the Declaration of Condominium shall be hereafter limited common elements except that the walls surrounding such patios fences separating patios and all trees having a height of greater than the patio walls shall remain common elements.

Amend Article VII, Administration - Bylaws, Section 7.07 of the Declaration of the Condominium entitled "Board of Directors ("Board of Managers")" to read as follows, effective May 19, 1988:

7.07 Board of Directors (Board of Managers). Beginning with the first annual meeting of members and at each annual meeting thereafter, the voting members shall elect a Board consisting of seven (7) members. In all elections for members of the Board each voting member shall be entitled to vote on a non-cumulative voting basis for candidates nominated. The two (2) candidates receiving the highest number of votes at any annual meeting shall be elected to the Board for three (3) year terms. The two (2) candidates receiving the next highest number of votes shall be elected for two (2) year terms. The three (3) individuals receiving the next highest number of

This instrument was prepared by
and should be returned to:

Wayne R. Hannah, Jr.
Sonnenschein Carlin Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606

Box 179

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6 copies
[Signature]

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votes shall be elected for one (1) year terms. Upon expiration of the terms of office of Board members so elected at the first annual meeting and thereafter, their successors shall be elected for terms of three (3) years each. The voting members having at least two-thirds (2/3) of the total votes may from time to time increase or decrease such number of individuals on the Board or may increase or decrease the terms of office of Board members at any annual or special meeting, provided that the number of Board members shall not be less than three (3) and that the terms of at least two (2) of the members of the Board shall expire annually. Any Board member or officer may be re-elected at the expiration of their term. Members of the Board shall receive no compensation for their services, unless expressly authorized by the Board at the direction of voting members having two-thirds (2/3) or more of the total votes. Vacancies on the Board, including vacancies due to any increase in the number of persons on the Board, shall be filled by the voting members present at the next annual meeting or at a special meeting of the voting members called for such purpose. The remaining members of the Board shall have the authority to fill the vacancy by two-thirds (2/3) vote until the next meeting of Owners or for a period terminating no later than thirty (30) days following the filing of a petition signed by Owners holding Twenty Percent (20%) of the votes of the Association requesting a meeting of the Owners to fill the vacancy for the balance of the term. A meeting of the Owners shall be called for the purpose of filling a vacancy on the Board no later than thirty (30) days following the filing of a petition signed by Owners holding Twenty Percent (20%) of the votes of the Association requesting such a meeting. Except as otherwise provided in this Declaration, the Property shall be managed by the Board and the Board shall act by majority vote of those present at its meeting when a quorum exists. Meetings of the Board may be called, held and conducted in accordance with such regulations and resolutions as the Board may adopt. A majority of the total number of members of the Board shall constitute a quorum for purposes hereof.

Amend Article IX, Covenants and Restrictions as to Use and Occupancy, Section 9.01 entitled General Use to read as follows, effective May 11, 1989:

9.01 General Use. Each Unit or any two (2) or more adjoining Units used together shall be used for housing and related common purposes for which the Property was designed and for no other purpose, provided, however, that a Unit may not be leased for a term of less than one year nor more than two (2) years in any continuous three (3) year period. That part of

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the Common Elements separating any two (2) or more adjoining (either horizontally or vertically) Units used together as aforesaid may be altered to afford ingress and egress to and from such adjoining Units in such manner and upon such conditions as shall be reasonably determined by the Board in writing. Each parking space within the Parking Area shall be used for vehicular parking and for no other purpose unless approved by the Board.

Amend Article IX, Section 9.08 entitled Pets to read as follows, effective May 19, 1988:

9.08. Pets. No animals of any kind shall be raised, bred or kept in any unit or in the common elements, except for those dogs and cats now owned and kept by the unit owners of record on the date this amendment is adopted. No animal may be replaced upon its demise or removal from the premises.

The Declaration of Condominium as modified by this amendment is hereafter ratified and confirmed in all respects.

This Amendment is duly executed by the President of Winnetka Mews Condominium in accordance with the provisions of the Declaration of Condominium and the Illinois Condominium Act on this 24 day of June, 1989 at Winnetka, Illinois.

WINNETKA MEWS CONDOMINIUM

By:

Jean P. Fisher
President

Attested:

Margaret M. Duane
Secretary

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

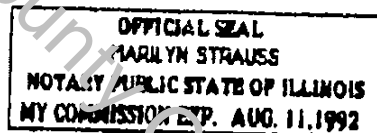
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Ivan P. Florsheim, Jr., personally known to me to be the President of Winnetka Mews Condominium, a corporation, and Margaret M. Dunne, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of June, 1989.

Marilyn Strauss

Notary Public

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST. CHICAGO, ILL. 60602
TEL. 312.743.3100 FAX 312.743.3101

11/15/00

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EXHIBIT A

LOTS 52, 53, 54, 55, 56, 57 AND 58 (EXCEPT STREETS) AND
LOT 59 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTH EAST
1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD, IN
COOK COUNTY, ILLINOIS

Commonly known as 640 Winnetka Mews, Winnetka, Illinois, 60093

Federal Tax Identification: #36-3480723

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