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AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE EUCLID TERRACE I CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24909926

This Amendment to Declaration made and entered into the 22ND day of JANUARY, 1990, by not less than 80% of the total vote of the members of the Euclid Terrace I Condominium Association, an Illinois not-for-profit corporation, is an amendment to that certain Declaration of Condominium Ownership for the Euclid Terrace I Condominium Association (hereinafter referred to as "Declaration"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24909926.

WITNESSETH:

DEPT-01 831.75
141111 TRAN 9582 02/23/90 09:58:00
61694 + 90-087488
COOK COUNTY RECORDER

WHEREAS, the Declaration has submitted certain real property to the provisions of the Illinois Condominium Property Act (the "Act"), said Condominium being known as Euclid Terrace I Condominium Association (the "Condominium"), which Condominium is legally described in Exhibit "A" and attached hereto; and

WHEREAS, the Euclid Terrace I Condominium Association is an Illinois not-for-profit corporation (hereinafter referred to as "Association") is the assignee of the Developer's rights as set forth and described in the Declaration; and

WHEREAS, pursuant to Article XVII, Section 17.0 of the Declaration provides that the Declaration of Condominium may be amended by an instrument in writing acknowledged by not less than 80% of the unit owners and an affidavit certifying that a copy has been mailed to all mortgagees and lienholders of record not less than ten days prior to the date of this affidavit; and

RETURN TO:

Kovitz Shifrin & Waltzman
3436 North Kenilcott, Suite 150
Arlington Heights, IL 60004

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(11/19/83)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 11th day of November, 1983.

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WHEREAS, said instrument has been adopted by the Board of Directors via resolution, and by the unit owners having not less than 80% of the total vote; and

WHEREAS, an affidavit has been executed certifying that a copy of the amendment has been mailed by certified mail to all mortgagees having a bona fide lien of record not less than ten days prior to the execution of said affidavit.

NOW, THEREFORE, the Association hereby declares that the Declaration be and is hereby amended as follows:

WHEREAS, Article XI, Section 11.2 of the Declaration presently reads as follows:

11.2 Leases Subject to the provisions of this Section 11.2 and the rules and regulations of the Association, a Unit Owner may, from time to time, lease his Unit, or interest therein. A copy of every lease of a Unit, as and when executed, shall be furnished to the Board. The lessee under every such lease shall be bound by and subject to all of the obligations, under the Declaration and the By-Laws, of the Unit Owner making such lease, and the lease shall expressly so provide and shall provide that the Association may exercise against such lease any and all remedies available to it under Article XVI hereinbelow, including, but not limited to, the right to take possession of the Unit leased. The Unit Owner making such lease shall not be relieved thereby from any of such obligations. Leases for a term not to exceed two years shall not otherwise be considered a "sale or transfer of interest" or a "lease" for the purposes of this Declaration.

The undersigned, for the purposes set forth, hereby declares that the Declaration be and is hereby amended in regard to said Article XI, Section 11.2:

Article XI, Section 11.2 is deleted in its entirety and amended to read:

11.2 Leases.

(a) A copy of every lease of a Unit, as and when executed, shall be furnished to the Board. The lessee under every such lease shall be bound by and subject to all of the obligations, under the Declaration and the By-Laws, of the Unit Owner making such lease, and the lease shall expressly so provide and shall provide that the Association may exercise against such lease any and all remedies available to it under Article XVI hereinbelow, including, but not limited to, the right to take possession of the Unit leased. The Unit Owner making such lease shall not be relieved thereby from any of such obligations. Leases for a term not to exceed two years shall not otherwise be considered a "sale or transfer of interest" or a "lease" for the purposes of this Declaration.

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IN SENATE
JANUARY 11, 1906

REPORT
OF THE
COMMISSIONERS OF THE
LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 10, 1905

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100-100000

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(b) No Unit, or interest therein, shall be leased by a Unit Owner after the recording of this Amendment to the Declaration unless an executed current copy of the lease has been filed with the Association.

(c) Only a Unit Owner currently leasing their unit or a lender in possession following a default in a first mortgage on the effective date hereof (date of recording) shall be permitted to continue to lease their Unit until a conveyance of the Unit by sale, assignment, gift or devise.

(d) No subsequent leases shall be permitted unless a written request is submitted to the Board of Directors, setting forth a hardship to the Owner. In the event a hardship is granted, the Board may grant either initial or an extension of lease rights for a period of up to twelve (12) months. Thereafter, the Owner must re-apply for hardship status.

(e) The effective date of this amendment shall be deemed to be the date of recording with the Office of the Recorder of Deeds of Cook County.

(f) Any Unit being leased out in violation of this amendment or any Unit Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

(g) In addition to the authority to levy fines against the Unit Owner for violation of this amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Unit Owner and/or their tenant, under Ch. 110, par. 9-122 Ill. Rev'd. Stat., an action for injunctive and other equitable relief, or an action at law for damages.

(h) Any action brought on behalf of the Association and/or the Board of Directors to enforce this amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(i) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

This Amendment to Declaration is executed by at least 80% of the unit owners, in the exercise of the power and authority conferred upon and vested in As-

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sociation, and the signatories hereby warrant that they possess full power and authority to execute this instrument.

IN WITNESS WHEREOF, the Euclid Terrace I Condominium Association, a not-for-profit corporation of Illinois, has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents by its President and attested by its Secretary this 22ND day of JANUARY, 1990.

EUCLID TERRACE I CONDOMINIUM
ASSOCIATION, An Illinois
not-for-profit corporation

BY: Laurenz Whiteman
its President

ATTEST:

Betha Berry
its Secretary

(SEAL)

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EXHIBIT A - LEGAL DESCRIPTION

Lot 2 (except the west 25.0 feet thereof, measured at right angles) in Chelsea Cove, a subdivision, being a part of lots 5, 6 and 7, taken as a tract, in Owners Division of Buffalo Creek Farm, being a subdivision of part of Sections 2, 3, 4, 9 and 10, Township 42 North, Range 11 East of the 3rd Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBERS: 03-03-400-056-1001 THRU 1036

082503.amcl

90087488

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, BETH BERRY, do hereby certify that I am the duly elected and qualified secretary for the Euclid Terrace I Condominium Association, an Illinois not-for-profit corporation, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration of Condominium Ownership of the Euclid Terrace I Condominium Association was duly adopted by the affirmative vote of not less than 80% of the voting members and the official ballots approving said Amendment are attached hereto and incorporated herein as part of said Amendment.

Beth Berry
Secretary

Dated at Wheeling, Illinois this
22ND day of JANUARY, 1990.

(corporate seal)

CLERK OF COOK COUNTY Clerk's Office

00087488

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, BETH BETEAT, do hereby certify that I am the duly elected and qualified Secretary of the Euclid Terrace 1 Condominium Association, an Illinois not-for-profit corporation, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the foregoing Amendment to the Declaration of Condominium Ownership of the Euclid Terrace 1 Condominium Association was duly adopted and approved by the Board of Directors of the Association at a meeting held on the 22nd day of JANUARY, 1980.

BETH BETEAT
Secretary

Dated at Wheeling, Illinois this
22nd day of JANUARY, 1980.

(corporate seal)

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

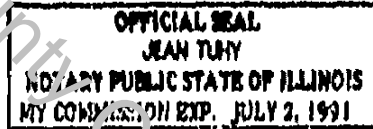
AFFIDAVIT AND CERTIFICATE OF SERVICE

The undersigned, being first duly sworn on oath, deposes and hereby certifies that he/she is the secretary for the Euclid Terrace I Condominium Association, an Illinois not-for-profit corporation, and pursuant to Article XVII, Section 17.0, of the Declaration of Condominium Ownership, served a correct copy of the above and foregoing Amendment to all mortgagees having bona fide lien of record on the 22ND day of JANUARY, 1988, and depositing the same in a U. S. Mail box in WHEELING, Illinois, with proper postage prepaid by certified mail.

Beth A. Berry
Secretary

Subscribed and sworn to before me this
22ND day of JANUARY, 1988.

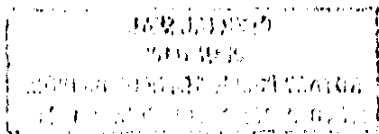
Jean Tuhy
Notary Public



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2025-01-15

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PERCENTAGE OF OWNERSHIP INTERESTS

VOTE ON AMMENDMENT

		VOTE ON AMMENDMENT	
		Yes	NO
		-----	-----
Berry, Michael & Beth	2.8960	2.8960	
Brozek, Ed	2.8960	2.8960	
Burgos, Ceasar & Cathy	2.8960	2.8960	
Burke, James	2.8960 LANDLORD	2.8960	
Czupowski, John	2.8960	2.8960	
Herman, Donna	2.8960	2.8960	
Kaiser, Paul	2.8960 LANDLORD	2.8960	
Kritz, Greg	2.1867 LANDLORD	2.1867	
Kryzak, Eileen	2.8960	2.8960	
Kurylak, William	2.8960	2.8960	
LeJune, Tim	2.8960 LANDLORD	-----	
Leben, Mary Kay	2.8960	2.8960	
Lehor, Raymond	2.1867 LANDLORD		2.1867
Levin, Bea	2.8960	2.8960	
Lipsey, Dorothy	2.8960	2.8960	
Lipsey, Michael	5.0827 LANDLORD	-----	
Martin, Michael	2.8960 LANDLORD	2.8960	
Mele, Barb (Robert)	2.8960	2.8960	
Miron, Louise	2.8960	2.8960	
Oberman, Seymour	5.7920 LANDLORD	5.7920	
Proietti, Frank	2.8960	-----	
Sadowski, Darlene	2.8960 LANDLORD	2.8960	
Schwartz, Ron	13.7707 LANDLORD	13.7707	
Schwartzhoff, Mark	2.8960 LANDLORD	2.8960	
Stanczuk, Lynn	2.8960 LANDLORD	2.8960	
Starr, Alice	2.8960	2.8960	
Stavins, Michael	2.8960	2.8960	
Tuhy, Dan & Jean	2.8960	2.8960	
Wishne, Larry	2.1867	2.1867	
Zastrow, Ken	2.1867 LANDLORD	-----	

TOTAL:	100.0002	64.7521	2.1867

UNRECORDED VOTES:

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PETITION TO APPROVE AMENDING THE DECLARATION FOR
EUCLID TERRACE I CONDOMINIUM ASSOCIATION
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24909926

We, the undersigned, do hereby approve the adoption of the Amendment attached hereto.

NAME	ADDRESS	Owner of Unit(s) #
<i>Leanna Walsh</i>	<i>489 McHenry Rd.</i>	<i>1B</i>
<i>Mimi Berg</i>	<i>489 McHenry Rd.</i>	<i>2B</i>
<i>Michael Marino</i>	<i>447 McHenry Rd.</i>	<i>3B</i>
<i>William S. Knight</i>	<i>491 McHenry Road</i>	<i>3A</i>
<i>Jean Tubey</i>	<i>491 McHenry Road</i>	<i>3B</i>
<i>Jack Guffanti</i>	<i>491 McHenry Rd</i>	<i>3B</i>
<i>Mary Kay Helen</i>	<i>497 McHenry Road</i>	<i>3A</i>
<i>Donna Hermer</i>	<i>491 McHenry Rd</i>	<i>1A</i>
<i>James W. Mun</i>	<i>447 old McHenry</i>	<i>3B</i>
<i>D. Edwin J. Buzek</i>	<i>497 Old McHenry Rd.</i>	<i>1B</i>
<i>Bertine Keren</i>	<i>493 McHenry Rd</i>	<i>2A</i>
<i>Allen Star</i>	<i>495 McHenry Wheeling St 60090</i>	<i>2A</i>
<i>Silvia M. Kuzak</i>	<i>495 McHenry Wheeling 60090</i>	<i>3B</i>
<i>Wendy J. Lipary</i>	<i>495 McHenry Rd.</i>	<i>1-B</i>
<i>Cesar A. Bump</i>	<i>489 McHenry Rd - 1A</i>	<i>1A</i>

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Lynn Staroszek

Property Address:

489 McHenry, JB
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

D. Schmuckstein

J. S. Hill

Property Address:

487 McHenry 2A
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Suzanne M. Oberman

Property Address:

491 MC HENRY ROAD
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES



I AGREE THE AMENDMENT SHOULD BE PASSED.

NO



I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Paul A Kaiser

Therese Kaiser

Property Address:

489 McHenry Rd
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

[Signature]
Evelyn J. Stanton

Property Address:

493 McHenry Rd. #1A
Wheeling, Illinois WHEELING

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Robert M. Nele

Property Address:

495 McHenry Rd # 3A
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Gregory Krutz

Julie Krutz

Gregory Krutz
Julie Krutz

Property Address:

495 McHenry 1A
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

James M. Burke

Kathleen M. Burke

Property Address:

493 McHenry Rd
Wheeling, Illinois

30087485

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Mark & Susan [Signature]

Property Address:

495 McHenry Rd - Unit 2B
Wheeling, Illinois

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EUCLID TERRACE I CONDOMINIUM ASSOCIATION

BALLOT

Regarding the Amendment to the Declaration of the Euclid Terrace I Condominium Association, specifically regarding the leasing of units policy:

YES

I AGREE THE AMENDMENT SHOULD BE PASSED.

NO

I DO NOT AGREE THE AMENDMENT SHOULD BE PASSED.

OWNER(S):

Ronald E Schwartz

Janet B Schwartz

Property Address:

487 McHenry Road Units 1A, 1B, 2B, 3A+3B
Wheeling, Illinois 60090

30087488

3/00
Copies
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