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FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR FLOSSMOOR  
CONDOMINIUM ASSOCIATION

91402037

This Amendment to the Declaration of Condominium Ownership For Flossmoor Condominiums Association made and entered into by the Board of Managers of the Flossmoor Condominiums Association on behalf of the unit owners of that Association and the parties whose names are subscribed below

\$23.00

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WITNESSETH

DEPT 01 RECORDING TH2222 TRAN 5522 08/08/91 09:41:00

#2800 # B \*-91-402037

COOK COUNTY RECORDER

WHEREAS, Chicago Title and Trust Company as Trustee under Trust Agreement dated November 29, 1963, and known as Trust No. 46290 (herein, "Trustee"), executed a Declaration of Condominium Ownership, which was recorded with the Recorder of Deeds of Cook County, Illinois, on November 29, 1963, and document No. 24061704 (herein, "Declaration"); and

WHEREAS, by means and several conveyances of the various units described in said Declaration, legal title to each of the respective units, together with the respective percentages of ownership in the common elements appurtenant thereto, has vested in each and all of the unit owners comprising collectively the Flossmoor Condominiums Association, (herein, "Association"); and

WHEREAS, the Association and the undersigned unit owners desire to amend the Declaration, by restricting the authority of unit owners to lease units as provided in Article XX of the Declaration, and Article VIII, Section 1 of the By-Laws; and

WHEREAS, pursuant to Article XXIII of the Declaration and Article XI of the By-Laws, said amendment may be effectuated by an instrument in writing, signed and acknowledged by the Board of Managers and by owners having at least seventy-five percent (75%) of the total vote with an affidavit of mailing attached thereto; and

WHEREAS, it is the desire of the undersigned to effectuate such Amendment by this instrument.

NOW, THEREFORE, the undersigned, being the Board of Managers and the owners of units having at least seventy-five percent (75%) of the total percentage interest in the common elements, do hereby declare as follows:

1. Article XX of the Declaration is hereby amended by the addition of the following language between the sixth and seventh paragraphs thereof, and Article VIII, Section 1, of the By-Laws is hereby amended by the addition of the following language after the second sentence thereof:

Effective December 31, 1990, any unit may be leased for a period of not less than one year and said lease may be renewed for one additional year; or a lease may have a single two-year term. Thereafter, the unit owner must occupy the unit for a period of no less than one year, or the unit must be vacant for no less than

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one year before the unit may be leased. If the owner is a corporation, and no director, officer, or upper management personnel will occupy the unit under the above restrictions, then the unit must remain vacant for a one year period. The base restrictions of this section shall not apply to use and occupancy by the following persons:

- a. The unit owner's spouse;
- b. The unit owner's children;
- c. The unit owner's parents, parents-in-law, grandparents or grandparents-in-law; or
- d. Children or grandchildren of the unit owner who are 21 years or older.

For purposes of this restriction, a lease shall be defined as any transfer of possession of a unit by any agreement, oral or written, to a person or persons who are not owners of record of that unit.

This restriction shall not be construed to interfere with or abridge any rights under any lease currently in effect and filed with the Board of Directors. However, no existing lease shall extend beyond the period of two years from the date of adoption of this amendment.

2. In all other respects, except as specifically herein stated, the terms and provisions of the Declaration and By-Laws are restated and confirmed in full.

IN WITNESS WHEREOF, the undersigned have executed the above and foregoing First Amendment to the Declaration of Condominium Ownership for Flossmoor Condominiums Association this 11<sup>th</sup> day of November, 1990.

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<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS</u>	<u>OWNERS' NAMES AND SIGNATURES</u>
101	2.773	<u>RAYMOND E. CHAMPLIN</u> <u>Raymond E Champli</u> <u>Jean A. Miller</u> <u>Jean A. MILLER</u>
102	2.838	<u>WENDY LIETZOW</u> <u>Wendy Lietzow</u>
103	2.127	<u>LILLY MOON</u> <u>LILLY MOON</u>
104	2.256	<u>Vincent Marshall</u> <u>VINCENT MARSHALL</u>
105	2.127	<u>William Krause</u> <u>WILLIAM KRAUSE</u>
106	2.256	<u>Nancy B. Witter</u> <u>NANCY B. WITTER</u>
107	2.127	

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Agnes M. Leach

108

2.256

AGNES LEACH

Iris Oseas

109

2.127

IRIS OSEAS

Sandra Whitaker  
SANDRA WHITAKER

110

2.256

Shirley Palmer

111

2.127

SHIRLEY PALMER

Sara W. Knueffer

112

2.256

SARA W. KNUEFFER

DOROTHY HOJWACK

113

2.644

Dorothy Hojwack

114

2 709

Daniel F. Cochran  
DANIEL F. COCHRAN

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201

2 806

Julian Napac

Raymond Deane

2 870

Duane W. Schmidt

202

1 277

Duane W. Schmidt

Cecilia Maurer

203

2 289

CECELIA MAURER

Helen G. Creighton

204

HELEN G. CREIGHTON

205

2 159

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JOHN R. BRATHOUX, Sr.

206

2 289

JOHN R. BRATHOUX, Sr.

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207

2 159

Constance M. Whelan

CONSTANCE M. WHELAN

208

2 289

Stella Kathryn Ford

STELLA KATHRYN FORD

209

2 159

Georgia Czapek

GEORGIA CZAPEK

210

2 289

Helen Towell Reese

Helen Towell Reese

211

2 159

MAURICE KRAUS

Maurice H. Kraus

212

2 289

Gerrit Cook Jr.

GERRIT COOK JR

213

2 676

Mary H. Connors

MARY H CONNORS

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2.14  
W.B.M.

2.741

\_\_\_\_\_  
\_\_\_\_\_

Bramblett 301  
Wilson

2.837

✓ Amelia M. Wilson

✓ AMELIA M. WILSON

Jay 302

2.903

\_\_\_\_\_  
\_\_\_\_\_

Cox 303

2.192

\_\_\_\_\_  
\_\_\_\_\_

Richards 304

2.341

Jerome Richards

✓ JEROME RICHARDS

Kelly 305

2.192

✓ LOUISE KELLY

✓ Louise Kelly

Richards 306

2.321

Jerome Richards

✓ JEROME RICHARD

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9 1 4 2 0 3 7

307

2. 192

Olga Testa

OLGA TESTA

308

2. 321

Evelyn Hendrickson

EVELYN HENDRICKSON

309

2. 112

Joyce Cogdell

Joyce Cogdell

310

2. 37

Donald F. Clifford

DONALD F. CLIFFORD

311

2. 192

Ann M. Baggio

Ann M. Baggio

312

2. 341

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313

2. 709

Rebecca Howard

REBECCA HOWARD

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314

2-773

W. Lyons  
W. LYONS

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Board of Managers of Flossmoor  
Condominiums Association, an Illinois  
not-for-profit corporation

Duane W Schmidt  
DUANE W SCHMIDT

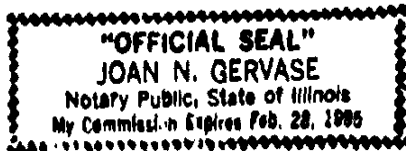
Jean A Miller  
JEAN A MILLER

Vincent P Marshall  
VINCENT P MARSHALL

Jane W Knepper  
JANE W KNEPPER

Shirley Palmer  
SHIRLEY PALMER

being all the members of the  
Board of Managers



Joan N. Gervase

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Clerk's Office

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Dianne Modieh, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that before me this day came each and all of the persons listed above, who are personally known to me to be the same persons whose names are subscribed to the above and foregoing First Amendment To The Declaration of Condominium Ownership For Flossmoor Condominiums Association, and each and all acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth; and the said Alonzo J. Schmidt, Barbara J. Dwyer, Robert P. Marshall, Sara H. Dwyer, and Harvey Palmer, known to me to be all the members of the Board of Managers of Flossmoor Condominiums Association, an Illinois not-for-profit corporation, then and there did each and all acknowledge that they, as such members of the Board and custodians of the corporate seal of said corporation, did each and all sign this instrument and cause to be affixed the corporate seal of said corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23<sup>rd</sup> day of May, 1990.

Dianne M. Modieh  
NOTARY PUBLIC

" OFFICIAL SEAL "  
DIANNE M. MODIEH  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/6/94

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Notary's Office

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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

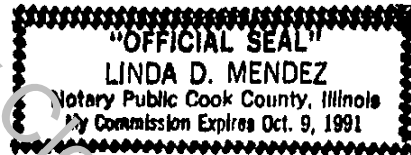
Rebecca W. Schmidt, being first duly sworn, on oath deposes and says that (s)he is an officer and member of the Board of Managers of the Flossmoor Condominiums Association. Affiant does further hereby certify that a copy of the above and foregoing First Amendment to Declaration of Condominium Ownership for Flossmoor Condominium Association has been mailed by certified mail to all mortgagees; having bona fide liens of record against any unit ownership, on or about April 26<sup>th</sup> 1999, being no less than ten (10) days prior to the date Affiant makes this affidavit.

Further sayeth Affiant not.

Rebecca W. Schmidt  
AFFIANT

Subscribed and sworn to before  
me this 22<sup>nd</sup> day of May, 1999.

Linda D. Mendez  
NOTARY PUBLIC



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Return To:  
Box 445

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EXHIBIT A  
TO FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR FLOSSMOOR  
CONDOMINIUM ASSOCIATION

The legal description of the property is as follows:

The North 157.07 feet of Lot 1 in block 2 in Wells and Nelligar's Subdivision of the North 17 1/2 acres West of Railroad in the Northeast quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, commonly known as 1117 Leavitt Avenue, Flossmoor, Illinois.

The permanent index numbers are: 31-12-202-065-1001 through 1042.

Prepared By:

James R. Jurek  
Gasperec & Szwed, Ltd.  
18225 Morris Avenue  
P. O. Box 1076  
Homewood, Illinois 60430

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