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THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WILLOW CREEK NO. 7 ASSOCIATION, A CONDOMINIUM

92230244

This amendment is recorded for the purpose of amending the Declaration of Condominium Ownership for WILLOW CREEK NO. 7 ASSOCIATION, A CONDOMINIUM, which Declaration was recorded on October 29, 1981, as Document No. 3238055 in the Office of the Registrar of Torrens Titles of Cook County, Illinois against the property (hereafter "the Property") legally described as follows:

Unit 101 through Unit 112 both inclusive; Unit 114 through Unit 130 both inclusive; Unit 201 through Unit 212 both inclusive; Unit 214 through Unit 230 both inclusive; Unit 301 through Unit 312 both inclusive; Unit 314 through Unit 330 both inclusive; Unit 401 through Unit 412 both inclusive; Unit 414 through Unit 430 both inclusive; as delineated on a survey attached to and made a part of the Declaration of Condominium Ownership registered in the Office of the Registrar of Titles on October 29, 1981, as Document No. 3238055 together with their undivided percentage of interest in and to the following described land:

Lot 8, together with that part of Lot 7 described as follows: Beginning at the Southwest corner of said Lot 7; thence Easterly along the Southerly line of Lot 7 for 200 feet; thence Northwesterly 187.68 feet, more or less, to a point in the Westerly line of Lot 7 that is 30 feet Northeasterly of the Southwest corner of Lot 7 as measured along said Westerly line of Lot 7; thence Southwesterly along the said West line of Lot 7 for 30 feet to the place of beginning, in Willow Creek Apartment Addition, being a resubdivision of part of Willow Creek, a subdivision of part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian according to the plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois on December 28, 1970 as Document No. 2536651 (excepting therefrom that part thereof lying within the ingress and egress easement as shown on the aforesaid plat of Willow Creek Apartment Addition), all in Cook County, Illinois.

This amendment is adopted pursuant to the provisions of Article V, Section 5.08 of the aforesaid Declaration. Said Section provides that this type of amendment which amends Article VII, Section 7.01 (p) of the Declaration, the text of which is set forth below, shall become effective upon the approval of at least two-thirds (2/3) of the total votes of the Unit Owners of the Association to be cast.

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#7711 # *-92-230244
COOK COUNTY RECORDER

RECITALS

WHEREAS, by a Declaration of Condominium Ownership registered in the Office of the Registrar of Torrens Titles of Cook County, Illinois, the Property has been submitted to the provisions of the Illinois Condominium Property Act;

WHEREAS, the Board of Directors and the Unit Owners desire to amend the Declaration in order to provide limitations on and requirements for the rental and leasing of the Units.

WHEREAS, the amendment has been approved in writing and signed by all Board Members and by Unit Owners having at least two-thirds (2/3) of the total votes of the Unit Owners of the Association.

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THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WILLOW CREEK NO. 7 ASSOCIATION, A CONDOMINIUM

This amendment is recorded for the purpose of amending the Declaration of Condominium Ownership for WILLOW CREEK NO. 7 ASSOCIATION, A CONDOMINIUM, which Declaration was recorded on October 29, 1981, as Document No. 3238055 in the Office of the Registrar of Torrens Titles of Cook County, Illinois against the property (hereafter "the Property") legally described as follows:

Unit 101 through Unit 112 both inclusive; Unit 114 through Unit 130 both inclusive; Unit 201 through Unit 212 both inclusive; Unit 214 through Unit 230 both inclusive; Unit 301 through Unit 312 both inclusive; Unit 314 through Unit 330 both inclusive; Unit 401 through Unit 412 both inclusive; Unit 414 through Unit 430 both inclusive; as delineated on a survey attached to and made a part of the Declaration of Condominium Ownership registered in the Office of the Registrar of Titles on October 29, 1981, as Document No. 3238055 together with their undivided percentage of interest in and to the following described land:

Lot 8, together with that part of Lot 7 described as follows: Beginning at the Southwest corner of said Lot 7; thence Easterly along the Southerly line of Lot 7 for 200 feet; thence Northwesterly 187.68 feet, more or less, to a point in the Westerly line of Lot 7 that is 30 feet Northeasterly of the Southwest corner of Lot 7 as measured along said Westerly line of Lot 7; thence Southwesterly along the said West line of Lot 7 for 30 feet to the place of beginning, in Willow Creek Apartment Addition, being a resubdivision of part of Willow Creek, a subdivision of part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian according to the plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois on December 28, 1970 as Document No. 2536651 (excepting therefrom that part thereof lying within the ingress and egress easement as shown on the aforesaid plat of Willow Creek Apartment Addition), all in Cook County, Illinois.

This amendment is adopted pursuant to the provisions of Article V, Section 5.08 of the aforesaid Declaration. Said Section provides that this type of amendment which amends Article VII, Section 7.01 (p) of the Declaration, the text of which is set forth below, shall become effective upon the approval of at least two-thirds (2/3) of the total votes of the Unit Owners of the Association entitled to be cast.

RECITALS

WHEREAS, by a Declaration of Condominium Ownership registered in the Office of the Registrar of Torrens Titles of Cook County, Illinois, the Property has been submitted to the provisions of the Illinois Condominium Property Act;

WHEREAS, the Board of Directors and the Unit Owners desire to amend the Declaration in order to provide limitations on and requirements for the rental and leasing of the Units. 32230244

WHEREAS, the amendment has been approved in writing and signed by all Board Members and by Unit Owners having at least two-thirds (2/3) of the total votes of the Unit Owners of the Association. 32230244

This document was prepared by:
Scott J. Linn
Attorney at Law
3340 Dundee Road, Suite 2C-3
Northbrook, IL 60062
(708) 291-1160

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NOW THEREFORE, Article VII, Section 7.01(p) of the Declaration of Condominium Ownership for the WILLOW CREEK NO. 7 ASSOCIATION, A CONDOMINIUM is hereby amended in accordance with the text which follows. Additions in text are indicated by underline; deletions by ~~strike-outs~~.

- (p) Lease of Unit. Any Unit Owner shall have the right to lease all (and not less than all) of ~~his said Owner's~~ Unit upon such terms and conditions as ~~the Unit Owner may deem advisable provided for in this Article VII, Section 7.01(p) and as the Board of Directors may establish, from time to time,~~ except that no Unit shall be leased for transient or hotel purposes, or for a term of less than twelve (12) consecutive months nor more than twelve (12) consecutive months. Any such lease which is permitted by the provisions of this Article VII, Section 7.01(p) shall be in writing and shall provide that the lease shall be subject to the terms of this Declaration, the By-Laws and any Rules and Regulations of the Association and that any failure of the lessee to comply with the terms of this Declaration, the By-Laws or any Rules and Regulations of the Association shall be a default under the lease.
- 1) Subsequent to the effective date of this amendment to Article VII, Section 7.01 (p), no more than seventeen (17) units within the Association shall be subject to a lease agreement at any one time.
 - 2) The requirement of this amendment to Article VII, Section 7.01(p) which permits the leasing of only seventeen (17) units at any one time, shall not apply to lease agreements entered into between a Unit Owner and such Owner's spouse, children, parents, brothers, sisters, father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law or daughter-in-law. Lease agreements between such individuals and a Unit Owner shall still be permitted even if at the time such lease agreements are entered into seventeen (17) units within the Association are already subject to lease agreements.
 - 3) The requirement of this amendment to Article VII, Section 7.01(p) which permits the leasing of only seventeen (17) units at any one time, shall not apply to: (i) any mortgagee that becomes a Unit Owner by purchasing a Unit at a sale held pursuant to proceedings to foreclose its mortgage, by obtaining a judgment by common law strict foreclosure, by taking a deed to the Unit in lieu of foreclosure or otherwise by taking possession of the Unit pursuant to a court order under the Illinois Mortgage Foreclosure Law; and (ii) the Association where the Association has obtained possession of a Unit pursuant to an action brought by the Association to foreclose a lien

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against the Unit for the Owner's failure to pay common expenses, or where the Association has obtained possession of a Unit pursuant to a Forcible Entry and Detainer action brought by the Association in the manner prescribed by the provisions of Article IX of the Illinois Code of Civil Procedure. The aforementioned mortgagees and the Association shall still be permitted to enter into a lease agreement involving a Unit even if at the time such lease agreement is entered into there already exists seventeen (17) units within the Association which are subject to lease agreements.

- (4) To meet special situations and to avoid undue hardship or practical difficulties, the Board may grant to any Unit Owner, the permission to lease or rent that Owner's Unit to a specified lessee for a period of time not to exceed twelve (12) consecutive months, and on such other terms and conditions as the Board may establish, even if at the time the Board grants such permission to lease or rent such Owner's unit, there already exists seventeen (17) units within the Association which are subject to lease agreements.

This completes the text of the amendment. The remaining provisions of the Declaration shall continue in effect without change.

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STATE OF ILLINOIS)
COUNTY OF COOK)

We, the undersigned, are all members of the Board of Directors of the Willow Creek No. 7 Association, A Condominium established by the aforesaid Declaration of Condominium Ownership, and by our signatures below, we hereby confirm our consent to the adoption of the foregoing amendment as listed, to the Declaration of the Association. In witness whereof we have set our hands and seals this 3rd day of MARCH 1992.

John W. Beatty
Howard W. Witten
John F. Stahl
Robert C. Thorne
Jack H. Neutlin
Blanche V. Schug
Stanley J. Fighner
Stanley J. Fighner
Bernice O'Brien

Being all the members of the Board of Directors of the Willow Creek No. 7 Association, A Condominium

I, BERNICE O'BRIEN state that I am the Secretary of the Board of Directors of the Willow Creek No. 7 Association, A Condominium established by the aforesaid Declaration of Condominium Ownership, that all the foregoing are true and correct signatures of all the members of the Board of Directors of the Association, that the members of the Board of Directors are personally known to me and that they signed this instrument as their free and voluntary act for the uses and purposes herein set forth.

BY: Bernice O'Brien
Bernice O'Brien, Secretary

(Corporate Seal)

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STATE OF ILLINOIS)
COUNTY OF COOK)

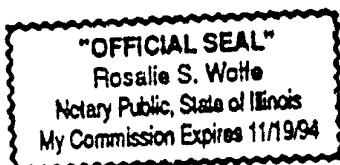
I, JOHN BEATY, as President of the WILLOW CREEK NO. 7 ASSOCIATION, A CONDOMINIUM, states that a special meeting of the unit owners of said Association was held on October 30, 1991 and that at said special unit owners meeting, the foregoing amendment to the Declaration, a copy of which is contained in this document, was approved in writing, by unit owners having at least two-thirds (2/3) of the total votes of the Association who were entitled to cast votes in favor of or not in favor of the amendments. In addition, the names and signatures of those unit owners who voted on the amendment to the Declaration are subscribed to the Ballots listing the amendment and said Ballots are a part of and can be found in the books and records of the Association.

By: John W. Beaty
John Beaty, President
of the Willow Creek
No. 7 Association, A Condominium

Attested to: Bernice O'Brien
Bernice O'Brien, Secretary
of the Willow Creek
No. 7 Association, A Condominium

SUBSCRIBED and SWORN
to before me this 3rd day
of MARCH

Rosalie S. Wolfe
Notary Public



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PERMANENT TAX INDEX NUMBERS
FOR WILLOW CREEK NO. 7
ASSOCIATION, A CONDOMINIUM

02-24-105-021-1001
02-24-105-021-1002
02-24-105-021-1003
02-24-105-021-1004
02-24-105-021-1005
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02-24-105-021-1115
02-24-105-021-1116

THIS DOCUMENT WAS PREPARED BY:

Scott J. Linn
Attorney at Law
3340 Dundee Road, Suite 2C-3
Northbrook, Illinois 60062
(708) 291-1160

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1489281	1489151	1309341	1489009
1489211	1489297	1489155	1489127
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