

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR CENTRAL COURT CONDOMINIUM ASSOCIATION VILLAGE OF ALSIP, COUNTY OF COOK COUNTY, ILLINOIS

WHEREAS, the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for CENTRAL COURT CONDOMINIUM Declaration was recorded with the Recorder of Deeds of Cook County, Illinois on as Document No. 86001654; and

WHEREAS, the Board of Directors has determined that an Amendment to the Declaration will benefit the safety and welfare of the members of the Association; and

WHEREAS, the Unit Owners in order to (1) protect the equity of the individual Unit Owners of the condominium; and (2) to carry out the purpose for which the condominium was formed by preserving the character of the condominium as a homogeneous residential community of privately owner-occupied units and by preventing the condominium from assuming the character of a apartment, renter-occupied complex, and (3) to comply with the eligibility requirements for financing of certain federal agencies insofar as such criteria provide that the project be substantially owner-occupied; and

WHEREAS, Article XIX, Section 6, of the Declaration provides for amendments to the Declaration ; and

WHEREAS, the Board has approved the following amendment to Article IX by adding a new Section 1(a) to the Declaration pertaining to restrictions on leasing, notice of this proposed amendment has been signed and acknowledged by the President and

33 [Signature]

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Secretary of the Board while certifying that a majority of the members of the Board and the owners having at least three-fourths (3/4) of the total votes have approved such amendment at a meeting as such Owners, the Unit Owners have approved the change and the Secretary has mailed, by certified mail a copy of this amendment to all mortgagees having bona fide lien of record against any Unit Ownership not less than ten (10) days prior to the date of the recorded amendment.

NOW, THEREFORE, the following shall be considered an amendment to the Declaration:

ARTICLE IX, Section 1(a) shall be added to states as follows:

1(a). Restrictions on Leasing: Notwithstanding anything herein to the contrary, this amendment hereby restricts the number of leased units in the Association to no more than twenty percent (20%) of the total units at any one time. The Board shall permit the Units Leased as of November 1, 1991 to continue as leased units until (a) the Unit Owner leasing such unit stops leasing it for a period of sixty (60) days; or (b) the Unit Owner leasing such units sells all or part of his/her Unit Ownership. No new leases after November 1, 1991 shall be permitted without prior approval of the Board pursuant to Article IX.

In the event that a Unit Owner applies to the Board for approval to lease his/her Unit, but the maximum number of Units are already leased, the Board may, if sufficient hardship is demonstrated, in the sole discretion of a majority of its members, may in writing, approve a lease of a Unit Owners Unit for a period

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not to exceed one (1) year when it is demonstrated to the satisfaction of the majority of the Board by the Unit Owner that the Board's prohibition of the proposed lease would create an undue hardship on the Unit Owner. Any Unit Owner shall only have the right to benefit from the hardship provision once during the period of their ownership of their Unit.

Any Unit Owner desiring to lease his/her Unit because of their belief that not being able to do so would cause them undue hardship, shall submit to the Board a written request to lease their Unit Ownership not less than thirty (30) days prior to the commencement date of the proposed lease. Such written request to lease shall have appended to it at the time of its submission to the Board, an affidavit in proper form, signed by the Unit Owner setting forth the factual basis of the Unit Owners belief that the general prohibition against leasing of Units described in Declaration Article IX, Paragraph number 1 as applied to them, would cause them undue hardship, and what the undue hardship factually would consist of. Within thirty (30) days of its receipt of such written request to lease, the Board shall conduct a hearing, and in their sole discretion accept or deny the Unit Owners request to lease their Unit.

For purposes of this paragraph the term "lease" shall include a tenancy or subtenancy for any term whether pursuant to a written or oral agreement. Sale of all or part of a Unit Ownership, shall include but not be limited to a sale by means of any of the following transactions: Articles of Agreement for Deed, Contract

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for Deed, or other type of installment sale, sale of a beneficial interest in a land trust in which title to the Unit Ownership is held, in any other voluntary convenience for consideration except a bona fide mortgage, pledge collateral assignment, gift or testamentary transfer.

If a Unit Owner is in violation of this Section, the Board of Directors may pursue each and every remedy available to it under the Declaration or under the Illinois Condominium Property Act, which shall include the obligation to pay reasonable attorneys fees and related expenses.

Kenneth J. Waldman, Pres.
Phyllis A. Waldman, Sec.
J. E. Shankman, Treas.
Maria Riley
Wayne T. Olson

BEING ALL OF THE BOARD
OF DIRECTORS

PREPARED BY:

Francis J. O'Byrne, Jr.
Roddy, Power, Leahy,
Guill, Zima & Gifford, Ltd.
162 West Grand Avenue
Chicago, IL 60610
(312) 645-0606

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ACKNOWLEDGEMENT AND ACCEPTANCE OF THE FIRST AMENDMENT TO THE DECLARATION OF CENTRAL COURT CONDOMINIUM

I/WE the undersigned, by affixing my name(s) to this instrument do hereby certify that I/We are voting members of CENTRAL COURT CONDOMINIUM and that pursuant to the Declaration recorded in the office of Recorder of Deeds of Cook County, Illinois as Document Number 86001654 hereby consent to the first Amendment to Declaration. I/We agree with all the terms and conditions contained therein and acknowledge that I/We will own the Unit in accordance with the provisions of this amendment.

<u>UNIT NUMBER</u>	<u>SIGNATURE</u>
101	Clara J. Kessica
102	Maria Miller
103	Thomas Lombardi
104	Raymond Buntak
105	Charles J. Mack
106	Mary E. Rebrucik
107	Elizabeth J. ...
108	Kenneth F. Walden
201	Joseph M. ...
202	...
203	...
204	...
205	Mary Rose - Ke
206	Theresa ...
207	Ellen ...
208	Janet A. ...
301	Theresa Lyons
302	...
303	John J. ...
304	James & Helen ...
305	...
306	Kimberly ...
307	Virginia Chelcett / E. ...
308	...

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

A F F I D A V I T

I, Phyllis A. Wildberger, do hereby certify that I am the duly qualified and acting Secretary of CENTRAL COURT CONDOMINIUM, an Illinois not-for-profit corporation, and as such am the keeper of the records and files of the Association.

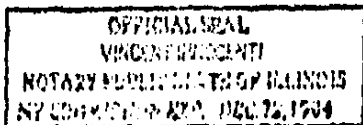
I do further certify that a meeting was convened for the purpose of approving the foregoing amendment and at least three-fourths (3/4) of the Unit Owners, either in person or by proxy, approved the aforementioned amendment to the Declaration and the Secretary has mailed, by certified mail a copy of this amendment to all mortgagees having bona fide liens of record against any Unit Ownership not less than ten (10) days prior to the date of the recorded amendment in accordance with the terms of the Declaration of the Association.

IN WITNESS WHEREOF, I hereunto affix my hand and seal on this the 13th day of NOVEMBER, 1991.

Phyllis A. Wildberger
Secretary

SUBSCRIBED and SWORN to before me this 13 day of November, 1991.

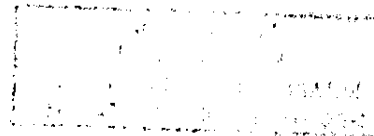
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DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
"CENTRAL COURT CONDOMINIUM"
VILLAGE OF ALSIP, COOK COUNTY, ILLINOIS

THIS DECLARATION, made and entered into by First National Bank of Evergreen Park, an Illinois banking corporation as Trustee under the provisions of that certain trust Agreement dated February 16, 1984 and known as Trust No. 7741, and not individually, for convenience hereinafter referred to as the "Trustee":

WITNESSETH THAT:

WHEREAS, the Trustee is the legal titleholder of the following described real estate in the Village of Alsip, County of Cook, and State of Illinois:

Lots 1 and 2 in Mulholland Resubdivision of the following described property:

PARCEL 1: Lot 3 (except the South 13.00 feet thereof), all of Lot 4 and the South 27.00 feet of Lot 5 in Alpine Subdivision, being a Subdivision of the West 1014.00 feet of that part lying South of and adjoining the right-of-way of Illinois State Route No. 83, of the Southwest Quarter of the Southwest Quarter of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, excepting therefrom the North 60.00 feet of said Southwest Quarter of the Southwest Quarter of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, all in the Village of Alsip, Cook County, Illinois, according to the Plat thereof recorded in the Office of the Recorder of Deeds, Cook County, Illinois on July 13, 1966 as Document Number 19-888-059.

ALSO

PARCEL 2: The North 60.00 feet of the South 370.00 feet of the East 110.00 feet of the West 160.00 feet of the Southwest Quarter of the Southwest Quarter of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 24-28-304-022 Volume: 248
Affects: Lot 1

Permanent Tax Number: 24-28-304-023 Volume: 248
Affects: Lot 2

Property Address: 12615-35 S. Central, Alsip, Illinois

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