

UNOFFICIAL COPY

SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND BY-LAWS,
EASEMENTS, RESTRICTIONS, AND COVENANTS FOR
CENTRAL COURT CONDOMINIUM ASSOCIATION
VILLAGE OF ASLIP, CCUNTY OF COOK, ILLINOIS

93569789

93569789

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, 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's homogenous residential community of privately owner-occupied units and by preventing the condominium from assuming the character of an apartment, renter-occupied complex, and (3) to comply with the eligibility requirements for financing of certain federal agencies insured under the National Housing Act, provide that the project be owner-occupied; and

DEPT-01 RECORDING 437.50
10/22/93 10:56:00
*93-569789
COOK COUNTY RECORDER

93569789

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 of the Declaration pertaining to prohibition on leasing; notice of this proposed amendment has been signed and acknowledged by the President and Secretary of the Board while certifying that a majority of the members of the Board and owners having at least three-fourths (3/4) of the total votes have approved such amendment at the meeting of such Owners, the Unit Owners have approved the change and the Secretary has mailed, by certified mail, a copy of

37-50

UNOFFICIAL COPY

this amendment to all mortgages 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 is hereby amended by deleting the word "LEASING" leaving the remaining heading: SALE OR OTHER ALIENATION

ARTICLE IX, Section 1 is hereby rescinded being replaced by the following new ARTICLE IX, Section 1 as follows:

ARTICLE IX SALE OR OTHER ALIENATION

1. Sale Any Unit Owner other than the trustee who wishes to sell his/her Unit Ownership shall give to the Board not less than thirty (30) days prior written notice of his intent to sell and subsequently, the terms of any contract to sell entered into subject to the Board's option as set forth hereinafter together with a copy of such contract, the name, address, and financial and character references of the proposed purchaser and other information concerning the proposed purchaser as the Board may reasonably require. The members of the Board acting on behalf of the other Unit Owners shall at all times have the first right and option to purchase such Unit Ownership upon the same terms, which option shall be exercisable for a period of thirty (30) days following the date of receipt of such notice of contract. If said option is not exercised by the Board within said thirty (30) days, the Unit Owner may, at the expiration of said thirty (30) day period and at any time within ninety (90) days after the expiration of said period, proceed to consummate the sale of such Unit Ownership to the proposed purchaser named in such notice upon the

93569783

UNOFFICIAL COPY

terms specified therein. If the Unit Owner fails to close said proposed sale or lease transaction within said ninety (90) days, the Unit Ownership shall again become subject to the Board's right of first refusal as herein provided.

ARTICLE IX, Section 1(a), previously adopted by the Association as the Association's "FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR CENTRAL CURT CONDOMINIUM ASSOCIATION VILLAGE OF ALSIP, COUNTY OF COOK COUNTY, ILLINOIS", filed with the Recorder of Deeds of Cook County on April 22, 1992 as Document No: 86001654, is hereby rescinded.

ARTICLE IX, Section 1(b) shall be added to state as follows:

1(b). Prohibition on Leasing: Notwithstanding anything herein to the contrary, this amendment hereby prohibits the renting of condominium units in the Association. Section 1(b) to Article IX hereby revokes and rescinds Section 1(a) of Article IX. The Board shall permit the Units leased as of July 31, 1993 to continue as leased units until (a) the lease of the lessee ends or (b) the Unit Owner leasing such Unit sells all or part of his/her Unit Ownership. No new leases after July 31, 1993 shall be permitted without prior approval of the Board pursuant to Article IX. All leases previously accepted by the Board will be honored until such lease expires but, no later than August 1, 1994. Any prior lease not previously accepted by the Board pursuant to Article IX will not be honored. Such lease whether they be oral or given to the lessee without prior Board approval must be terminated within ninety (90) days unless sufficient hardship is demonstrated and permitted by the Board as stated below.

93569759

UNOFFICIAL COPY

In the event that a Unit owner applies to the Board for approval to lease his/her Unit, the Board may, if sufficient hardship is demonstrated, in the sole discretion of a majority of its members, approve in writing a lease of a Unit Owner's Unit for a period 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 his/her 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 Owner's belief that the prohibition against leasing of Units described in the Declaration, Article IX, Section number 1(b) as applied to them, would cause them undue hardship and of what the undue hardship actually consists. Within thirty (30) days of its receipt of such written request to lease, the Board shall conduct a hearing, and, at their sole discretion, accept or deny the Unit Owners request to lease their Unit.

For purpose of this paragraph the term "lease" shall include a tenancy or subtenancy for any terms whether pursuant to a written or oral agreement. Sale of all or part of the Unit Ownership shall

UNOFFICIAL COPY

include but not be limited to a sale by means of any of the following transactions: Articles of Agreement for Deed Contract 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 conveyance for consideration except a bona fide mortgage, pledge collateral assignment, gift or testamentary transfer.

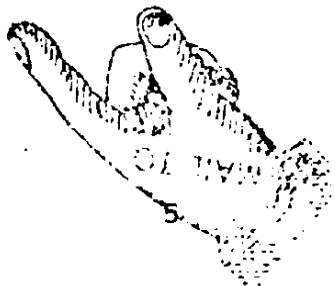
If a Unit Owner is in violation of this Section, the Board of Directors may pursue each and every remedy available to it under the Declaration or under the Illinois Condominium Property Act, which shall include the obligation to pay reasonable attorneys fees and related expenses.

John Shuckman, Jr.
Ellen Gampel, Secretary
Raymond J. Paul, Pres.
Wayne F. Olson
Marie Riley

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, Illinois 60610
(312) 645-0606



93569789

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0-100000

0-100000

ACKNOWLEDGEMENT AND ACCEPTANCE OF THE SECOND 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 CONDOMINIUMS and that pursuant to the Declaration recorded in the office or Recorder of Deeds of Cook County, Illinois as Document Number 86001654 hereby consent to the Second 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.

UNIT NUMBER

SIGNATURE

101

Clara J. Kessica

102

Maria Pily

103

Francesa Kowalski

104

Way A. Bartak

105

Charles J. Mack

106

Mary E. Rekruciah

107

Elizabeth Thomas

108

Kenneth J. Middleboer

201

202

Marianne Alt

203

204

205

Mary Kopy

206

Wayne T. Olson

207

Eileen Horn

208

Sandra A. Wilczewski

301

Theresa Lyons

302

Catrick M. Lemo

303

John J. Jursich

304

Ronald Nelson

305

John Shankman

306

Beverly Ruthman

307

Judith M. Clark, et

308

Cindy M. Rutz

Property of Cook County

93569789

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

UNOFFICIAL COPY
 ACKNOWLEDGMENT AND ACCEPTANCE OF THE SECOND 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 CONDOMINIUMS 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 Second 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.

UNIT NUMBER

SIGNATURE

101	Clara J. Kesica
103	Maria Pily
103	Karen Vanderhoff
104	May A. Bortak
105	Charles J. Mack
106	Mary E. Rekruciah
107	Elizabeth Thomas
108	Kenneth J. Middleboer
201	
202	Marianne Alt
203	Robert De Jesus
204	John Harmon
205	Mary Lou
206	Wayne J. Dixon
207	Eileen Hampton
208	Sandra A. Wisniewski
301	Theresa Lyons
302	Catrick M. Lunn
303	John J. Jurek
304	Ronald Nelson
305	John Shankman
306	Kimberly Ruesthman
307	Lucina M. M. L. L.
308	Cindy M. Rutz

Property of COOK COUNTY

93509789

AFFIDAVIT

I, ELLEN HAMPTON, 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 foregoing 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 10TH day of FEBRUARY, 1993.

Ellen Hampton
Secretary

SUBSCRIBED and SWORN to before me this 10TH day of FEBRUARY, 1993.

Francis J. O'Byrne, Jr.

Notary Public
OFFICIAL SEAL
FRANCIS J. O'BYRNE, JR.
Notary Public, State of Illinois
My Commission Expires 9/12/94

Cook County Clerk's Office

93569789

UNOFFICIAL COPY

Property of Cook County Clerk's Office

6/1/2014

UNOFFICIAL COPY

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

RECORDED

93569783