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Arnstein & Lehr
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606
Attention: David M. Bendoff

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. DEPT-01 RECORDING \$189.00
. T6666 TRAN 4895 11/15/93 15:07:00
. 42946 # *-93-928507
COOK COUNTY RECORDER



BOX 378

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189.00

C/DMB/RECORD

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7/10/2018

10:11 AM

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SECOND
AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
THE LOTUS CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") for The Lotus Condominium (hereafter the "Association"), which Declaration was recorded on November 14, 1977 as Document No. 24193106 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Paragraph 21 of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by Unit Owners owning not less than two-thirds (2/3) of the total ownership of the common elements, and provided further that it contains an affidavit by an officer of the Board, certifying that a copy of the change has been sent by certified mail to all lien holders, having liens of record against any unit ownership.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to restrict the leasing of units in the Association; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed and acknowledged by Unit Owners owning not less than two-thirds (2/3) of the total ownership of the common elements, and due notice having been provided to all lien holders having liens of record against any unit ownership, all in compliance with Paragraph 21 of the Declaration and Section 17 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for The Lotus

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Condominium is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~XXXXXXXXXX~~):

1. Paragraph 19

H. Notwithstanding any other provisions of the Declaration to the contrary, each Unit Owner shall occupy and use such Unit as a private dwelling for said Unit Owner and the Unit Owner's family. Rental or leasing of Units except as hereinafter provided in subparagraphs (I), (J) and (K) is prohibited.

I. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Managers may, but is not required to, grant permission to a Unit Owner to lease or rent his Unit to a specified lessee for a period of not less than six (6) consecutive months nor more than twenty-four (24) consecutive months on such other reasonable terms as the Board may establish. Such permission may be granted by the Board only upon the written application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of the lease; provided, however, that in no event shall any Unit Owner be permitted to lease or rent such Unit for more than twenty-four (24) months. The Board's decision shall be final and binding.

J. Any and all leases in force on the date of recording this Amendment are not affected by subparagraphs (H) and (I); provided, however, that all such leases or leases permitted by this subparagraph (J) must be terminated within three (3) years of the effective date of this Amendment. In addition, subparagraphs (H) and (I) shall not apply until three (3) years after the effective date of this Amendment to the rental or leasing of Units by Unit Owners who own the Unit on or before the effective date of this Amendment.

K. The provisions of subparagraphs (H) and (I) shall not apply to the rental or leasing of Units to a Unit Owner's spouse, child, parent, brother or sister or to any one or more of them, or to any trustee of a trust, the sole beneficiary of which is the Unit Owner or his spouse, child, parent, brother or sister, or any one or more of them, nor shall subparagraphs (H) and (I) apply to the rental or leasing of Units by the Association through its Board of Managers.

L. Copies of all leases in effect must be submitted to

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the Board of Managers within thirty (30) days of the effective date of this Amendment.

M. The Board reserves to itself the first right and option to lease any Unit in accordance with the provisions of this Paragraph 19.

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

This instrument was prepared by
and upon recording mail to:

David M. Bendoff
Arnstein & Lehr
120 South Riverside Plaza
Suite 1200
Chicago, IL 60606

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EXHIBIT A LEGAL DESCRIPTION

That part of Lot 1 in the subdivision of Lots 1, 5 and 6 in Owner's subdivision of the West half of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian described as follows:

Commencing at the South West corner of said lot, being on the center line of Lincoln Avenue, thence North along the West line of said lot, 121.10 feet thence East parallel with the North line of said lot to a point on the East line of the West half of the South West Quarter of the North West Quarter of Section 21 aforesaid, thence South along said East line to the South line of said lot, thence South Westerly along said South line of said lot, thence South Westerly along said South line to place of beginning in Cook County, Illinois.

Commonly Known As: 5500 Lincoln Avenue
Morton Grove, Illinois

Permanent Index Number: 10-21-119-110-1001
through and including 10-21-119-110-1099

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Al Brosten am the President of the Board of Managers of The Lotus Condominium, a condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration.

EXECUTED this 10th day of October, 1993.

BY: Al Brosten
President

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AFFIDAVIT AS TO LIEN HOLDERS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Carol Chomers being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of The Lotus Condominium and that pursuant to Paragraph 21 of the Declaration, written notice of the foregoing amendment has been sent by certified mail to all lien holders of record against any unit in the aforesaid condominium. The identity of said lien holders was obtained by reference to the insurance records of the condominium, tract searches, and/or by information solicited and received from the unit owners in the condominium.

Attached hereto is a list of all lien holders to whom written notice has been sent.

Carol Chomers

Secretary of The Lotus Condominium

SUBSCRIBED AND SWORN to
before me this 10th day
of October, 1993

Ethel A. Besman
Notary Public

\\LMG\LOTUS-AMEN

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LOTUS CONDO ASSN
5500 Lincoln Ave.
Morton Grove, IL

<u>Unit #</u>	<u>Owner</u>	<u>Mortgage Company</u>
104	Becker	Citibank Federal Savings 1 S. Dearborn Chicago, IL 60603
110	Gross/Callen	Midwest Mortgage Services 1901 S. Meyers - 300 Oak Brook Terrace, IL 60181
202	Firestone	First Cook Community Bank 2720 W. Devon Ave. Chicago, IL 60659
208	Agranov/Rapoport	Banc One Mortgage Corp. P.O. Box 77011 Indianapolis, IN 46277
212	Grayfer	Midland Financial Mortgages P.O. Box 1990 Dept. 25 Des Moines, IA 50306
214	Koek	Cole Taylor Bank P.O. Box 909743 Chicago, IL 60690
218	Matz	Household Mortgage Services P.O. Box 8027 Wood Dale, IL 60191
301	Harvey	Home Savings of America P.O. Box 7075 Pasadena, CA 91109
305	Davis	Old Kent Bank and Trust Co. P.O. Box 3576 Grand Rapids, MI 49501

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LOTUS CONDO ASSN.

<u>Unit #</u>	<u>Owner</u>	<u>Mortgage Company</u>
307	Cerny	Atlantic Mortg & Invest Corp P.O. Box 550650 Jacksonville, FL 32255
311	Hefti	Banc One Mortgage Corp. P.O. Box 77021 Indianapolis, IN 46277
315	Dillon	Affiliated Bank 8700 N. Waukegan Rd. Morton Grove, IL 60053
319	Shadle	J.I. Kilflak Mortgage Corp. P.O. Box 025478 Miami, FL 33102
401	Paset	NBD Skokie Bank 6001 Lincoln Skokie, IL 60077
412	Pechter	Banc One Mortgage Corp. P.O. Box 77011 Indianapolis, IN 42677
413	Cua	LaSalle Talman Home Mortgage 4242 N. Harlem Ave. Norridge, IL 60634
500	Thomas	Niles Township School C.U. 7701 N. Lincoln Skokie, IL 60077
502	Farina	Citibank Fed Savings Bank 600 Lake Cook Rd #110 Buffalo Grove, IL 60089

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LOTUS CONDO ASSN.

<u>Unit #</u>	<u>Owner</u>	<u>Mortgage Company</u>
506	Guzman	ELB Mortgage Broker P.O. Box 77011 Indianapolis, IN 46277
512	Townsley	The Federation of Financial Institutions, Inc. 2138 61st Court Cicero, IL 60650-2086
513	Alter	Citibank Federal Savings c/o Citicorp Mortgage Inc. P.O. Box 81300 Atlanta, GA 30366

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned is a (are) member(s) of The Lotus Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 3rd day of Oct 1993

Owner's Printed Name: FAY KEISER; Owner's Signature: [Signature]

Co-Owners Printed Name; Co-Owner's Signature

Unit Address: 5500 Lincoln Ave. UNIT 102, Morton Grove, IL 60053

Being owner(s) of Unit # 102 in The Lotus Condominium Association and having 1/988 ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING Acknowledgment (In An Individual Capacity)

1993 This instrument was acknowledged before me on Oct. 3, 1993 by Fay Keiser name of unit owner(s)

[Signature] Notary Public Signature

Acknowledgment (In A Representative Capacity)

This instrument was acknowledged before me on, 19__ by __ as __ (name) (type of authority, e.g., officer, trustee, etc.)

of __ (name of unit owner(s) on behalf of whom instrument was executed)

Notary Public Signature

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned is a (are) member(s) of The Lotus Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 1st day of October 1993

Meyer Weinberg Meyer Weinberg
Owner's Printed Name Owner's Signature

Co-Owners Printed Name Co-Owner's Signature

Unit Address: 5500 Lincoln Ave.
UNIT # 112
Choston Grove, Ill
60073

Being owner(s) of Unit # 112 in The Lotus Condominium Association and having 40% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING
XX

Acknowledgement (In An Individual Capacity)

1993 This instrument was acknowledged before me on Oct. 1,
by Meyer Weinberg
name of unit owner(s))

Cather A. Berman
Notary Public Signature

XX
Acknowledgement
(In A Representative Capacity)

This instrument was acknowledged before me on, _____
19____ by _____ as _____
(name) (type of authority, e.g., officer, trustee, etc.)

of _____
(name of unit owner(s) on behalf of whom instrument was executed)

Notary Public Signature

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned is a (are) member(s) of The Lotus Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 26 day of SEPT 1993

Owner's Printed Name: BETSY HETOFSKY
Owner's Signature: [Handwritten Signature]

Co-Owners Printed Name
Co-Owner's Signature

Unit Address: 5500 Lincoln Ave,
UNIT 215
MORTON GROVE, IL. 60053

Being owner(s) of Unit # 215 in The Lotus Condominium Association and having 90% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING
Acknowledgement
(In An Individual Capacity)

1993 This instrument was acknowledged before me on Sept 26
by Betsy Hetofsky
name of unit owner(s)
[Handwritten Signature]
Notary Public Signature

Acknowledgement
(In A Representative Capacity)

This instrument was acknowledged before me on,
19 by as
(name) (type of authority, e.g., officer, trustee, etc.)
of
(name of unit owner(s) on behalf of whom instrument was executed)

Notary Public Signature

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned is a (are) member(s) of The Lotus Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED this 26 day of SEPT 1993

Owner's Printed Name: Clara P. Bern; Owner's Signature: Clara P. Bern

Co-Owners Printed Name; Co-Owner's Signature

Unit Address: 551 Kemble Ave., UNIT 219, MORTON GROVE, IL 60053

Being owner(s) of Unit # 219 in The Lotus Condominium Association and having 2.9080 ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING Acknowledgement (In An Individual Capacity)

1993 This instrument was acknowledged before me on Sept. 26, by Clara P. Bern name of unit owner(s); Notary Public Signature: Bethel A. Resman

Acknowledgement (In A Representative Capacity)

This instrument was acknowledged before me on, 19 by as (name) (type of authority, e.g., officer, trustee, etc.)

of (name of unit owner(s) on behalf of whom instrument was executed)

Notary Public Signature

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