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## AMENDMENT TO THE DECLARATION FOR DIPLOMAT OF DES PLAINES CONDOMINIUM

This document is recorded for the purpose of amending the Declaration (hereafter the "Declaration") for DIPLOMAT OF DES PLAINES CONDOMINIUM (hereafter the "Association"), which Declaration was recorded on August 26, 1975 as Document Number 2826102 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 hereof.

This Amendment is adopted pursuant to the provisions of Article XII Section 7 of the aforesaid Declaration. Said section provides 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 signed and acknowledged by the Board of Directors of the DIPLOMAT OF DES PLAINES (the "Board"), approved by the owners having at least three-fourths (3/4) of the number of units 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 mortgagees, having bona fide liens of record against any unit ownership, not less than the (10) days prior to the date of such affidavit.

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### 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 Illinois Condominium Property Act; and

WHEREAS, the Board and the owners desire to amend the Declaration in order to restrict leasing or rental of units with some exceptions; and

WHEREAS, the Amendment has been approved in writing by the owners having at least three-fourths (3/4) of the number of units, in compliance with Article XII Section 7 of the Declaration, and due notice having been provided to mortgagees holding bona fide liens of record against any unit ownership; and the Amendment has been approved in writing, by the acknowledged signature of all Board members;

Handwritten signature and initials, including the number 140.

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COOK COUNTY RECORDER

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MACDONALD AND MACDONALD, P.C.  
LAW OFFICES  
733 LEE STREET  
DES PLAINES, IL 60016

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NOW, THEREFORE, the Declaration for DIPLOMAT OF DES PLAINES is hereby amended in accordance with the text which follows:

1. ARTICLE VII, SECTION 7

a. Sale or Lease. Any owner other than the trustee who wishes to sell his unit ownership or make any other transfer shall give to the Board not less than thirty (30) days' prior written notice of the terms, together with the name, address and financial and character references of the proposed purchaser and such other information concerning the proposed purchaser as the Board may reasonably require.

b. Rental or leasing of units is prohibited, except as herein provided. To meet special situation and to avoid undue hardship or practical difficulties, the Board of Directors may, but is not required to, grant permission to a unit owner to lease his unit to a specified lessee for a period of not less than six (6) consecutive months nor more than twelve (12) months or such other reasonable terms as the Board may establish. Undue hardship shall be those instances where because of job loss, death, illness, or other circumstances out of the control of the unit owner, the owners needs to rent the unit for a limited period of time. Such permission may be granted by the Board of Directors only upon a written application by the unit owner to the Board. The Board of Directors shall respond to each application in writing within thirty (30) days of submission thereof. All requests for extension of an original lease must also be submitted to the Board of Directors in the same manner as set forth in the original application. The Board of Directors has sole and complete discretion to approve or disapprove any unit owner's application for a lease or extension of a lease; provided, however, that in no event shall any unit owner be permitted to lease or rent such unit for more than twelve (12) consecutive months. The Board's decision shall be final and binding.

Any and all leases in force at the date of adoption of this amendment and provided to the Board of Directors within thirty (30) days of the effective date of this Amendment, may be continued for a time period not to exceed twelve (12) months from the effective date of this amendment. This Section shall not apply to the rental or leasing of units to the immediate family members of the unit owner. Nor shall this Section apply to the rental or leasing of units by the Association under the Forcible Entry and Detainer Act.

Copies of all leases presently in effect must be submitted to the Board of Directors within thirty (30) days of the

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effective date of this Amendment. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

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

The above Amendment is approved on the 19th day of October, 1993, by the Board of Directors and the following unit owners.

## Board Members

George Emhoff, President

Adelme Wilcox, Vice-Pres.

Suzanne Adler, Sec'y.

Alan L. Carter, Treas.

Margaret P. Rhyter

<u>Owners</u>	<u>Unit Number</u>
Suzanne Adler	4E
Kene Kirby	4C
Brooklyn McCracken	5F
Robert C. Behrend	3B
Kay Inouye	5H
Virginia Brossert	4B
Kathleen O'Connell	4A
George Carter	2G
Leon Wright	4G
Alan L. Carter	6D
Nancy W. Slaf	
Kathy L. Hazell	5G

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## Board Members

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<u>Owners</u>	<u>Unit Number</u>
Emmi Othelme	
Jimfred Leva	1-D
J.H. Crowl	1-A
Virginia B. Hatfield	5D
Mayme Holloway	36
Stalter Suda	6C
Nancy Maygal	6E
Pauline Meyer	2E
Howard R. Padgett	6A
Bert Paley	3H
Margaret Beahutte	3C
Rosalie K. DiFalco	53C
Charlotte M. Cullen	5A

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The above Amendment is approved on the 19th day of October, 1993, by the Board of Directors and the following unit owners.

## Board Members

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

## Owners

## Unit Number

Margaret P. Ruyter	2C
Adeline Wilcox	3F
Anthony Bramato Jr.	3A
Alice McEvoney	3E
Robert J. Kalinski	3-D
Marie K. Berg	2D
Janet J. Quallen	2B
M. Smith	6B
Nancy Davidson	3A

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SUZANNE ARDEN the secretary of the Association certifies that a copy of the above change has been sent by certified mail to all mortgagees, having liens of record against any unit ownership.

Suzanne Arden

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This instrument was prepared by:

J. Clayton MacDonald  
733 Lee Street, Suite 100  
Des Plaines, Illinois 60016

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## EXHIBIT A

Unit Numbers P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 1-B, 2-B, 3-B, 4-B, 5-B, 6-B, 2-C, 3-C, 4-C, 5-C, 6-C, 1-D, 2-D, 3-D, 4-D, 5-D, 6-D, 2-E, 3-E, 4-E, 5-E, 6-E, 2-F, 3-F, 4-F, 5-F, 6-F, 2-G, 3-G, 4-G, 5-G, 6-G, 2-H, 3-H, 4-H, 5-H, 6-H as said Units are delineated on the Survey attached to and made a part of Declaration of Condominium Ownership registered on the 26th day of August, 1975, as Document Number 2826102, together with the undivided percentage interests set forth in said Declaration of Condominium Ownership in the premises hereinafter described as follows:

The Southerly 60 feet (except the Southeasterly 80 feet) of Lots 123 and all of Lot 124 and Lot 125 (except the Southwesterly 50 feet thereof, measured on Easterly line of said Lot 125) all in Original Town of Rand (now Des Plaines), a Subdivision of Sections 16, 17, 20 and 21 Township 41 North, Range 12, East of the Third Principal Meridian.

PIN: 09-20-202-036-0001 to and including 09-20-202-036-1009;

09-20-202-036-1010 to and including 09-20-202-036-1052

Address: 825 Pearson Street, Des Plaines, IL 60016

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