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COOK COUNTY RECORDER

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP AND BY LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
CASCADES OF NORRIDGE CONDOMINIUM II

This Document is recorded for the purpose of amending the Declaration of Condominium Ownership and By Laws, Easements, Restrictions and Covenants, (hereinafter the "Declaration") for the CASCADES OF NORRIDGE CONDOMINIUM II, (hereinafter the "Association"), which Declaration was recorded on October 4, 1993, as Document Number 93791701 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereinafter the "Property") legally described as follows:

LOT 2 IN CASCADES OF NORRIDGE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, commonly known as 8560 West Foster Avenue, Norridge, Illinois 60656. PIN NO: 12-11-102-010-0000.

This Amendment is adopted pursuant to the provisions of Article XIX, Paragraph 6 of the aforesaid Declaration. Said paragraph 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 Managers of the CASCADES OF NORRIDGE CONDOMINIUM II, (the "Board"), and approved by Owners having at least three-fourths (3/4) of the total votes and provided further that it contains an Affidavit by an Officer of the Board, certifying that a copy of the change(s) has been sent by certified mail to all mortgagees, having bona fide liens of record against any Unit Ownership, not less than ten (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 prohibit leasing or renting of Units, and keeping Pets in the Units, with some exceptions; and

WHEREAS, the Amendment has been approved in writing by the acknowledged signatures of all Board members and by Owners having at least three-fourths (3/4) of the total votes, in compliance with Article XIX, Paragraph 6 of the Declaration, and due notice having been provided to all mortgagees holding bona fide liens of record against any Unit Ownership;

NOW, THEREFORE, the Declaration of Condominium Ownership and By Laws, Easements, Restrictions and Covenants for CASCADES of NORRIDGE CONDOMINIUM II, is amended to read as follows:

1. ARTICLE IX, PARAGRAPH 1:

(1) Sale or Lease:

(1.A) 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/her 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 such 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 or 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 such Unit Ownership to the proposed purchaser named in such notice upon the terms specified therein. If the Unit Owner fails to close said proposed sale transaction within said ninety (90) days, the Unit Ownership shall again become subject to the Board's right of first refusal as herein provided.

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(1.B) Lease:

Each Unit Owner shall occupy and use such Unit as a private dwelling for himself/herself and his/her immediate family. Rental, Leasing or Subleasing of Units is prohibited, except as herein provided. 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 his/her Unit to a specified Lessee for a period of one (1) year or such other reasonable terms as the Board may establish. Such permission may be granted by the Board of Managers only upon a written application by the Unit Owner to the Board. The Board of Managers 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 Managers in the same manner as set forth in the original application. The Board of Managers 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 twenty-four (24) consecutive months. The Board's decision shall be final and binding.

The Unit Owner leasing the Unit shall deliver a copy of the signed lease to the Board or, if the lease is oral, a memorandum of the lease, not later than ten (10) days before the date of occupancy. In addition to the other remedies, by filing an action jointly against the tenant and the Unit Owner, an Association may seek to enjoin a tenant from occupying a Unit or seek to evict a tenant under the provisions of Article IX of the Code of Civil Procedure for failure of the Lessor-Owner to comply with the leasing requirements prescribed by this Section or the Declaration, By Laws and Rules and Regulations. The Board of Managers may proceed directly against a tenant, at law or in equity, or under the provisions of Article IX of the Code of Civil Procedure, for any other breach by tenant of any covenants, rules, Regulations or By Laws.

Copies of all Leases presently in effect must be submitted to the Board of Managers within thirty (30) days of the effective date of this Amendment. All Leases shall be in writing and shall provide that the Lease shall be subject to the terms of this Declaration and that failure by the Lessee to comply with the terms of said Declaration shall be at default under the Lease.

Leasing restrictions of this Amendment do not apply to Owners who are leasing their Units at the time of the recording of this Amendment, except on renewal. Finally, an Owner who Leases his or her Unit to a family member (those connected by blood or affinity, as determined by the Board) are exempt from the leasing restrictions of this Amendment.

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WHEREAS, the Board and Unit Owners also desire to amend Article XVII, Paragraph 7, Pets, of the Declaration in further pursuit of (a) preserving the character of the property as a homogenous residential community (b) preserving the high standards of maintenance and care and other benefits.

NOW, THEREFORE, the Declaration of Condominium Ownership and By Laws, Easements, Restrictions and Covenants for CASCADES of NORRIDGE CONDOMINIUM II is hereby amended by adding to Article XVII, Paragraph 7, the following:

2. ARTICLE XVII PARAGRAPH 7:

Pets.

Notwithstanding the foregoing, the Board shall have the right to completely ban dogs, cats and other usual household pets from the Units or the common elements, provided, however, the Board may not ban any dogs, cats or any other usual household pets who were brought into the Condominium prior to the date of this Amendment. When the original pet expires, it cannot be replaced. Visitors may not be accompanied by their pets.

IN WITNESS WHEREOF, the Board of Directors of the CASCADES OF NORRIDGE CONDOMINIUM II, and the undersigned Unit Owners, have caused this Document to be executed by its President and attested by its Secretary, on this 3rd day of August, 1995.

CASCADES OF NORRIDGE CONDOMINIUM II

BY: Sharon Nolta

President

ATTEST:

Margaret Rocelli
Secretary

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UNIT OWNERS

UNIT NUMBERS

UNIT OWNERS	UNIT NUMBERS
Sharon Nette	301
Miriam Potopunsky	404
Margaret Kuczek	601
Marion Sittler & Rosemary Sittler	708
Elvira Jusschauer & Rosemary Jusschauer	406
Leo Kozlowski & Emma Kozlowski	210
John John Gagliardi Salvatore	302
William J. Kelly	402
William J. Kelly	402
Angeline Buehler	205
Terrence J. Buehler	409
Arthur J. Buehler	307
Betty Buehler-Kelly	305
Michael J. Kelly	504
Patricia M. Kelly-Kelly	201
William M. Kelly-Kelly	203
Edward E. Kahanke	310
Joseph J. Kahanke	707 E
Jeanne E. Kahanke	307
Donald E. Kahanke	501
Elizabeth M. Kahanke	609
Robert D. Kahanke	602
Hilda & August Sontarretta	304C
August Sontarretta	706

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UNIT OWNERS

UNIT NUMBERS

Arthur Kukulowski	604
George Kukulowski	# 503
Josephine Mieland	# 202 William S. Senior
Angeline Providence	# 308 Daniel Providence
J. Lyons	506
Richard J. Jones	# 505
Joseph M. Jones	# 610
John M. Jones	# 303
John M. Jones	# 306
Helen Kwiatkowski	# 208
Elaine M. Jones	# 209
William M. Jones	# 206
Mark Nardi - Vito Nardi	# 410
Mark Nardi	408
Stanley Jones	502
Alfred G. Muszako	605
John Kubala	603
Rosemary Jones	608
John Jones	507
John Jones	504
John Jones	504
John Jones	784
Dr. Robert MARZ	705
Rae Amelia	207
Russell Johnson Jackie Kellough	510

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UNIT OWNERS

UNIT NUMBERS

Mae W. L. H.	401
Carolyn Palminteri	701
Larry Viverito ⁷⁰²⁰ Palminteri	709

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned, are all the members of the Board of Managers of the CASCADES OF NORRIDGE CONDOMINIUM II, a Condominium established by the aforesaid Declaration of Condominium, and by our signatures below, we hereby execute and acknowledge the foregoing Amendment to the Declaration.

EXECUTED AND ACKNOWLEDGED, this 3rd day of August, 1995.

Sharon Noote
President

Margaret Paccalle
Secretary

Maura Petropoulos
Treasurer

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Erwin L. Jassbauer

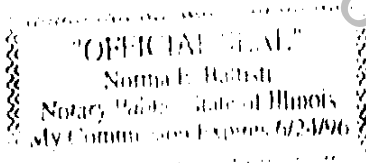
Director

Marcus V. Vitta

Director

BEING ALL THE MEMBERS OF THE BOARD
OF MANAGERS OF THE CASCADES OF
NORRIDGE CONDOMINIUM II

I, Norma E. Battisti, a Notary Public, hereby certify that on the aforementioned date the Board of Managers of the CASCADES OF NORRIDGE CONDOMINIUM II, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.



BY: Norma E. Battisti
NOTARY PUBLIC

CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Margaret Porcelli, state that I am the Secretary of the Board of Managers of the CASCADES OF NORRIDGE CONDOMINIUM II, and hereby certify that the persons whose names are subscribed to the foregoing instrument represent all of the Unit Owners having three-fourths (3/4) of the votes and that, by their respective signatures, said Unit Owners acknowledge the foregoing instrument as their free and voluntary act for the purposes set forth therein.

BY: Margaret Porcelli
SECRETARY

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AFFIDAVIT AS TO MORTGAGEES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Margaret Porcelli, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of the CASCADES OF NORRIDGE CONDOMINIUM II and that pursuant to ARTICLE XIX, Paragraph 6 of the Declaration, written notice of the foregoing Amendment has been sent by certified mail to all mortgagees having bona fide liens of record against any Unit in the aforesaid Condominium. The identity of said mortgagees was obtained from the Unit Owners in the Condominium and by title searches.

BY: Margaret Porcelli
SECRETARY

SUBSCRIBED AND SWORN to before me on
this 3rd day of August, 1995.

Spencer E. Battisti
NOTARY PUBLIC

SPENCER E. BATTISTI
Notary Public
State of Illinois
No. 01196



THIS INSTRUMENT HAS BEEN PREPARED BY
AND IS TO BE RETURNED TO:
ROBERT S. CLEMENTI, ATTORNEY AT LAW
1300 WEST HIGGINS ROAD
SUITE #200
PARK RIDGE, ILLINOIS 60068
708-698-9600

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