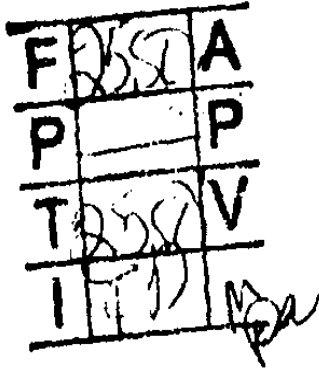


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DEPT-01 RECORDING \$25.50
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COOK COUNTY RECORDER

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

This Amendment as hereto attached as pages 1 and 2, made this 10th day of December, 1985, to the Declaration and By-Laws Establishing a plan for Condominium Ownership for the LaSalle-Oak Condominium dated September 6, 1978 and recorded on September 15, 1978 as document # 24629028 (the Declaration) by all the unit owners.

CERTIFICATE OF BOARD OF MANAGERS

The LaSalle Oak Condominium Board of Managers hereby certifies that a copy of this Amendment to Condominium Declaration has been delivered to it.

Unit #	PIN #
122	17-04-422-030-1001
124	17-04-422-030-1002
126	17-04-422-030-1003
1003-2	17-04-422-030-1004
1003-3	17-04-422-030-1005

LaSalle-Oak Condominium Board of Managers

by _____

Dated as of this 10th day of December, 1985

Legal: P.I.N. # 17 04 422 030

LaSalle-Oak Condominium as delineated on a survey of the following described real estate: The South 43-2/5 Feet of Lots 10 and 11 in Block 14 (except that part of Lots 10 and 11 aforesaid lying between the East line of North LaSalle Street and a line 14 feet East of and parallel with the East line of North LaSalle Street) in Bushnell's Addition to Chicago in Section 4 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24629028 together with its undivided percentage interest in the common elements.

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Phillip Gross
180 W. Washington, #1000
Chicago, IL 60602

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LaSalle Oak Condominium Association
Bi-Laws Enacted at the annual Meeting
December 10, 1985

Present:

Richard & Greta Bowe, 122 41.3 %
Phillip Gross 124 & 126 42 %
Jack Rose 1003-3 8.3 %
Terry Abranson 1003-2 8.4 %

Meeting called to order at 6:05PM All Bi-Laws considered voted Unanimously unless otherwise indicated; voted, seconded and adopted.

Amendment to Bi-Laws 1985

A. Janitorial Service and garbage removal for pickup.

All owners shall now deposit their garbage or maintain their containers in a designated area. The janitorial company will now remove all garbage the evening before the pick up day, and place outside where required by the City. All owners will wrap their garbage in plastic bags before placing in containers (if stored inside.)

The janitorial service will clean all side walk common area. Cleaning and maintenance of the Hallways, Stairs and Lobby of the 1003 entrance will be paid for by the 126, 1003-2, & 1003-3 owners.

Any Maintenance and cleaning of the yard limited common areas by the janitorial service shall be paid for by the owners of those units in which has exclusive use of the limited common area yards.

B. Professional and business use of the condominium Units:

When and as zoning permits, the unit owners and or tenants of 122, 124, 126 (each having their own separate entrance) may use the unit premises for business or professional use. Owners of units 1003-2 and 1003-3 (exclusively and only the owners) may use their units for professional use only, however, that use or any other use prohibited by the declaration, shall not be extended to any tenants, or renters.

C. Renting Condo Units:

1. A unit owner desiring to rent their unit must first submit the proposed lease to the board, together with the tenants credit report.

2. The lease shall provide that the tenant have Renters insurance, and the unit owner shall be named as co-insured.

3. The unit owner shall be responsible for any and all misconduct of the tenant resulting in the breaking of the rules or bi-laws, including any fines as a result thereof.

4. Notwithstanding any insurance, the unit owner shall be responsible for the immediate repair and/or pay for any damages (as to not inconvenience other unit owners) caused to any other unit from their unit including but not limited to, sinks, tubs, and washers overflowing.

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Page 2 of 2 LaSalle Oak Condominium Bi-Laws December 10, 1985
D. Tenants/Renters, and Condominium Owners, insurance:

As a result of last years freeze up and damages, it has come to the attention of the condominium association that requirements of insurance and responsibility must be extended:

1. That if any unit owners rent their unit, the lease must require their tenant to have renters insurance, further indicating that the insurance name the owner as co-insured.

2. That all owners will be responsible for, and are required to have condominium owners insurance and/or insurance for the improvements of their units, and the insurance must include liability insurance to cover replacement costs of any damage and expenses that may be caused to any other unit in the condominium.

3. The condominium association shall have the right to assess the unit owner or owners up to one thousand dollars (\$1,000.) for any damage that originates from such owner or owners unit for damages that are a covered insurance by the master insurance policy for the entire condominium for which the (a) deductible applies. Each unit owner is requested to notify their insurance company of this requirement as to insure coverage.

4. Additional or future Safety and Fire prevention Requirements by the Condominium master policy insurance company for unit premises shall be as if required by the bi-laws of the condominium.

5. When any losses under the Condominium master policy occur to the interior of one unit (or more than one unit,) and such losses will be corrected, replaced, and rebuilt under the declaration, the following procedure will be followed. Providing the association has not hired a Public Insurance Adjustor for the benefit of all owners, each unit owner shall be responsible for obtaining their own estimates, invoices, replacement costs, and documentation for submitting to the insurance company. When any loss is adjusted, the adjustment shall be presented to the unit owners indicating the amount recovered for each unit. Although the unit owner may participate in the negotiations for recovery, the decision of the board as to settlement of the loss shall be final. The unit owner (s) may, and is intended to complete the repairs or replacement of the damages to the interior of their unit. However the board reserves the right to do the work, or portions thereof (or have done,) only if to insure that the work will be completed, and completed in a workmanship manner. Any monies or costs required over and above any recovery from the insurance company shall be the responsibility of the unit owners.

E. Construction and Remodeling: Unit owners are beginning to request remodeling and replacement of improvements to their units, unit owners are required to follow the following rules.

1. Work shall be done in such hours that will not disturb other unit owners (if other then normal weekdays 8:AM to 5:00PM.)

2. Contractors shall haul away all units construction debris the City will not pick up construction debris or appliances.

3. Insurance certificates issued to the Condominium indicating coverage for Workmen's Comp. and Liability shall be required from all contractors before any work starts.

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