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REC-95 1995

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AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
10830 KILPATRICK CONDOMINIUMS

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants (hereafter referred to as the "Declaration") for 10830 KILPATRICK CONDOMINIUMS (hereafter the "Association"), which Declaration was recorded on May 8, 1986 as Document No. 86183398 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 XIX, Paragraph 6 of the aforesaid Declaration. Said section provided 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 10830 KILPATRICK CONDOMINIUMS (the "Board"), approved by at least three-fourths (3/4) vote of the Unit Owners, 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 ten (10) days prior to the date of such affidavit.

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RECITALS

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COOK COUNTY RECORDER

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 rental or leasing of units with some exceptions; and

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

NOW, THEREFORE, the Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for 10830 Kilpatrick Condominiums is hereby amended in accordance with the text which follows (Additions in text are indicated by underlined text.)

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deletions by ~~strikeouts~~):

ARTICLE III COMMON ELEMENTS

3. Limited Common Elements. Except as otherwise in the Declaration provided, the Limited Common Elements shall consist of all portions of the Common Elements set aside and allocated for the restricted use of particular Unit. Without limiting the generality of the foregoing, the Limited Common Elements shall include the interior storage spaces, all of which are indicated as such on the Plat, or those areas of the common elements designated as limited common elements by Board resolution. Parking Spaces shall be considered a limited common element.

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

This instrument Was Prepared By: Laurel L. Hart
BICKLEY, HART & GARDNER, P.C.
937 S. Roselle Road
Schaumburg, IL 60193
(708) 582-0360



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

We the undersigned, are all the members of the Board of Directors, of 10830 KILPATRICK CONDOMINIUMS established by the aforesaid Declaration, and by our signatures below, we hereby execute and acknowledge the foregoing amendment to the Declaration.

EXECUTED AND ACKNOWLEDGED THIS 13th day of December, 1994.

Raymond C. Pomeroy
Nancy W. ...
William W. ...
Bonnie E. ...

BOARD OF DIRECTORS OF 10830
KILPATRICK CONDOMINIUMS
(Corporate)

(Seal)

I, ORSINIA ANDREWS, a Notary Public, hereby certify that on the above date the Board of Directors of 10830 Kilpatrick Condominiums, 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: Orsinia Andrews
Notary Public



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WE, THE UNDERSIGNED, constituting the Owners having at least three-fourths (3/4) of the number of units hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

<u>MARGARET C. POWERS</u>	<u>Margaret C Powers</u>	<u>2SE-10830 S. Kipstrut</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>N/A</u>	<u>N/A</u>	<u>8.7847</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>Bonnie E. Banks</u>	<u>Bonnie E Banks</u>	<u>2NE-10830 S. Kipstrut</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>—</u>	<u>—</u>	<u>8.7877</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>GERALDINE HORADIS</u>	<u>Geraldine Horadis</u>	<u>0-ne - N.E</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>GEORGE HORADIS</u>	<u>George Horadis</u>	<u>7.43 07</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>NANCY WEISE</u>	<u>Nancy Weise</u>	<u>3 NW</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>NONE</u>	<u>—</u>	<u>8.7847</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>Josephine Huckwinig</u>	<u>Josephine Huckwinig</u>	<u>2NW</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>Cynthia Gentile</u>	<u>Cynthia Gentile</u>	<u>8.7847</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>Phyllis M. Hamburger</u>	<u>Phyllis M. Hamburger</u>	<u>1-S.W</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>—</u>	<u>—</u>	<u>—</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>BERNICE MARTEN</u>	<u>Bernice Marten</u>	<u>2 SW</u>
Owner's printed name	Owner's signature	Unit No. & Add.
<u>DALE MARTEN</u>	<u>Dale Marten</u>	<u>—</u>
Co-Owners's printed name	Co-Owner's signature	% Ownership
<u>ADELINE ALEX</u>	<u>Adeline Alex</u>	<u>1SE</u>
Owner's Printed Name	Co-Owner's Signature	Unit No. & Add

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LIMITED COMMON ELEMENTS 10/23/24

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CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Nancy Weise, state that I am the Secretary of the Board of Directors of 10830 KILPATRICK CONDOMINIUMS subscribed to the foregoing instruments represent the owners having at least three-fourths (3/4) of the number of units and that, by their respective signatures, said unit owners acknowledge the foregoing instrument as their free and voluntary act of the purposes set forth therein.

BY:

Nancy Weise
Secretary

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AFFIDAVIT AS TO MORTGAGEES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Nancy Weise, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of 10830 KILPATRICK CONDOMINIUMS and that pursuant to Article XIX 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 Association 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 mortgagees to whom written notice has been sent.

10830 KILPATRICK CONDOMINIUMS

Nancy Weise
Secretary of the Association

SUBSCRIBED and SWORN to before me this 30th day of

January, 1995.
Orsinia Andrews
Notary Public



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EXHIBIT "A"

THE SOUTH EAST 1/4 OF LOT 3 AND THE NORTH 40 FEET OF LOT 4 IN BLOCK 15 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86183399, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 24-15-308-027-1001 THROUGH
24-15-308-027-1012

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