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FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COURTLAND SQUARE CONDOMINIUM BUILDING NO. 13 ASSOCIATION

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 Courtland Square Condominium Building No. 13 Association (hereafter the "Association"), which Declaration was recorded 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.

DEPT. OF RECORDING
16004 TRAN 8800 06/16/95 10:14:00 \$35.50
BOOK : LF 4-95-391056
COOK COUNTY RECORDER

This Amendment is adopted pursuant to the provisions of Article 13.08 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, signed and acknowledged by the members of the Board of Managers (hereafter the "Board") and by the Owners having at least two-thirds (2/3) of the total ownership of all 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 10 days prior to the date of such Amendment.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved in writing by the signatures of the Board and two-thirds (2/3) of the Owners, in compliance with Article 13.08 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 for Courtland Square Condominium Building No. 13 is hereby amended in accordance with the text which follows (Additions in text are indicated by underline; deletions by ~~strike-outs~~):

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and

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1. Article VIII of the Declaration is amended by adding the following Section:

8.14 Lease of Units.

(a) Notwithstanding the foregoing provisions of this Article VIII, rental or leasing of Units is prohibited until such time as an Owner has resided in the Unit for not less than one year. In addition, to meet special situations and to avoid undue hardship or practical difficulties, the Board 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) months nor more than one (1) year on such reasonable terms as the Board may establish. Such permission may be granted by the Board only upon written application by the Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of the submission thereof. The Board has sole and complete discretion to approve or disapprove any Owner's application for a lease. The Board's decision shall be final and binding.

(b) Subsection (a) of this Section 8.14 shall not apply to the rental or leasing of Units by any Owner or contract purchaser of a Unit holding title on the effective date of this Amendment.

(c) Subsection (a) of this Section 8.14 shall not apply to the rental or leasing of Units to the immediate family members of a Unit Owner. For purposes of this section, an immediate family member shall be deemed to be a parent, grandparent or child of the Unit Owner.

2. This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

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

This instrument prepared by:



Robert P. Nesbit
Kovitz Shifrin & Waitzman
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089
(708) 537-0500

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EXHIBIT A - LEGAL DESCRIPTION

That part of the Southeast quarter of Fractional Section 10, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the aforesaid Southeast Quarter of Section 10, thence North 1031.80 feet along the East line of said Southeast quarter; thence West 60.25 feet along a line drawn perpendicular to the East line of said Southeast quarter, to the point of beginning of the herein described tract of land; thence continuing West 73.56 feet along the Westerly extension of said perpendicular line; thence North 183.03 feet along a line drawn parallel with the East line of the aforesaid Southeast quarter; thence East 73.56 feet along a line drawn perpendicular to the East line of the aforesaid Southeast quarter; thence South 183.03 feet along a line drawn parallel with the East line of the aforesaid Southeast quarter, to the hereinabove designated point of beginning, in Cook County, Illinois,

which building is located at 8840 Western Avenue, City of Des Plaines, County of Cook, State of Illinois, with the units having the following Property Identification Numbers:

Unit No.	P.I.N.
1A	09-10-401-069-1001
1B	09-10-401-069-1002
1C	09-10-401-069-1003
1D	09-10-401-069-1004
1E	09-10-401-069-1005
1F	09-10-401-069-1006
1G	09-10-401-069-1007
1H	09-10-401-069-1008
2A	09-10-401-069-1009
2B	09-10-401-069-1010
2C	09-10-401-069-1011
2D	09-10-401-069-1012
2E	09-10-401-069-1013
2F	09-10-401-069-1014
2G	09-10-401-069-1016
2H	09-10-401-069-1016

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EXHIBIT B

STATE OF ILLINOIS)
) **ss.**
COUNTY OF COOK)

We, the undersigned, are the members of the Board of Managers of Courtland Square Condominium Building No. 23, 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 10 day of MAY,
1975

Jack Lebow - PRESIDENT
Shirley D. Shauer - Treasurer
Leah Leven - Secretary

Being the members of the Board of Managers of Courtland Square Condominium Building No. 23

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WE, THE UNDERSIGNED, constituting two-thirds (2/3) of the Owners of the Courtland Square Condominium Building No. 3 hereby declare that we have received the foregoing Amendment, understand its contents and effect, and acknowledge our approval of said Amendment by our signatures below:

SHIRLEY R. GRAVIA Shirley R. Gravia 8840 Western 2D
Owner's printed name Owner's signature Unit Address

OTTO FASC
Co-owner's printed name Co-owner's signature

Richard Vogel Richard Vogel 8840 Western 2-A
Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

PIOTR GLINKO Piotr Glinko 8840 Western 2E
Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

KASHY K. Mathai Kashy K. Mathai 8840 Western 1F
Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

MARIAMMA SRARIAH Mariamamma Srariah 8840 Western 2G
Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

SANDRA R. Bieber Sandra R. Bieber 8840 Western 1G
Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

LEAH LERNER Leah Lerner 8840 Western 2F
Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

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WE, THE UNDERSIGNED, constituting two-thirds (2/3) of the Owners of the Courtland Square Condominium Building No. 13 hereby declare that we have received the foregoing Amendment, understand its contents and effect, and acknowledge our approval of said Amendment by our signatures below:

✓ CECILIA PERMAIN Owner's printed name [Signature] Owner's signature 8840 Western - 1D Unit Address

Co-owner's printed name Co-owner's signature
✓ NATALIA ZAYENK Owner's printed name Natalia Zayenk Owner's signature 213 8840 Western Unit Address

Co-owner's printed name Co-owner's signature
✓ JACK KOTBY Owner's printed name [Signature] Owner's signature 1A - 8840 Western Unit Address

Co-owner's printed name Co-owner's signature
✓ KEVIN HEE KO Owner's printed name [Signature] Owner's signature 211 - 8840 Western Unit Address

Co-owner's printed name Co-owner's signature
✓ [Signature] Owner's printed name [Signature] Owner's signature 1-B 8840 Western Unit Address

Co-owner's printed name Co-owner's signature

Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

Owner's printed name Owner's signature Unit Address

Co-owner's printed name Co-owner's signature

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CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, Leah Lerner, state that I am the Secretary of the Board of Managers of the Courtland Square Condominium Building No. _____, and hereby certify that the persons whose names are subscribed by attachment of their signatures to the foregoing instruments represent two-thirds (2/3) of the Unit Owners and that, by their respective signatures, said Unit Owners acknowledged the foregoing instruments as their free and voluntary acts for the purposes set forth therein.

By: Leah Lerner

Secretary

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