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#6996 # LF *-96-717120
COOK COUNTY RECORDER

96717120

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**SECOND 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, 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.

(1.3) 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 an IMMEDIATE FAMILY MEMBER ONLY i.e., MOTHER, FATHER, SON, DAUGHTER, SISTER, BROTHER, are exempt from the leasing restrictions of this Amendment.

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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 17th day of September, 1996.

CASCADES OF NORRIDGE CONDOMINIUM II

BY: Sharon Natta
President

ATTEST:

Margaret Rocella
Secretary

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UNIT OWNERS	UNIT NUMBERS
Margaret Perelli	601
Erwin Fassham	406
Maria Scitta	708
Noirna Muzalek	605
Sharon Rolte	301
Christine F. Mc Gough	203
Tom Kojan	302
Anne More	508
Joseph Popart	709
Lee Koslowski	210
Laverne Vincent	709
Josephine M. Sind	202
Angeline Providence	308
Sarah A. Boreo	403
Betty J. Bapick	305
Nick A. Balis	509
Frances Salvato	302
Emilia E. K. Labe	310
Abel K. Lough	507
Francis Nelson	504
Ann Di Marco Bernasconi	306
Margaret O'Garra	704
Lorraine Anselmi	409
Rose Reynolds	303

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UNIT OWNERS

UNIT NUMBERS

UNIT OWNERS	UNIT NUMBERS
Annelle Skelg	501
Mary L Nardi	410
Nathaniel M. Scroggie	206
Elizabeth M. Prunty	609
Daniel W. Prunty	304
Robert M. Prunty	602
Catherine Kellek	201
Rae Amelio	207
Kathy Kellek	604
Tom Nardone	408
Stanley Steg	702
Karl Bloomer	502
Lois Kubala	603
Miriam Papa	706
Marino Petropoulos	404
Elaine M. Bore	209
Helen Kriethouphi	208
John Deering	610
John Deering	705
Patricia J. Shea	505
Ellena Scott	506
Russell H. Wilcox	510
Lilly Kitting	402
Carl Palminteri	701
Carl Palminteri	710

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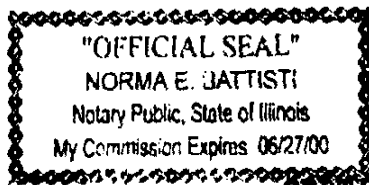
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Mario Blitta
Director

Erwin Jassauer
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 signa-
tures, 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

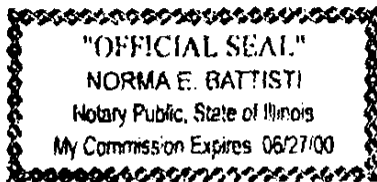
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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.

BY: Margaret Porcelli
SECRETARY

SUBSCRIBED AND SWORN to before me on
this 17th day of September, 1996.

Norma E. Battisti
NOTARY PUBLIC



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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