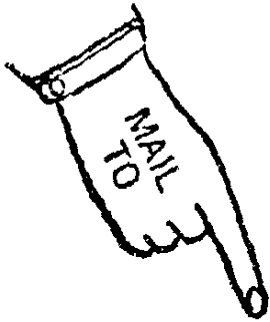


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Second Amendment To Declaration  
PAGE OF DOCUMENT

MAIL TO:

Kevin M. McCarthy  
6738 W. 173rd St.  
Tinley Park, IL 60477

NAME AND ADDRESS OF PREPARER:

Kevin M. McCarthy  
6738 W. 173rd St.  
Tinley Park, IL 60477

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## SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 10620-22 WALDEN PARKWAY CONDOMINIUM

This Declaration made and entered into this 14<sup>th</sup> day of August, 1996, by the 10620-22 Walden Parkway Condominium Association Inc., a corporation of Illinois (hereinafter referred to as the "Declarant");

WITNESSETH:

WHEREAS, by a Declaration of Condominium (the "Declaration") recorded in the office of the Recorder of Cook County, Illinois, on March 25, 1994, as Document No. 94273620, the 10620-22 Walden Parkway Building Corporation, an Illinois corporation, submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration provides for subsequent amendments thereto pursuant to Article 12, "Amendment to Condominium Declaration", contained within said Declaration;

WHEREAS, the Declarant, at the direction of one-hundred percent (100%) of its Board of Directors and pursuant to approval by three-fourths (3/4) of the Unit Owners (voting members) therein, and in accordance with the terms and provisions contained within Article 12, "Amendment to Condominium Declaration", of the Declaration of Condominium Ownership, now desires to amend and modify in its entirety, subparagraphs 13.1 and 13.2 of Article 13, "Transfer of A Unit," of said Declaration, relating but not limited to Unrestricted Transfers and Limits on Lease Terms of condominium association units;

WHEREAS, as of the effective date of this Second Amendment to Declaration, there are no existing mortgages with bona fide liens of record against any unit included within the Declaration from which approval of this Second Amendment need first be obtained;

NOW THEREFORE, the Declarant does hereby amend the Declaration as follows:

1) Subparagraph 13.1, entitled "Unrestricted Transfers" and 13.2, entitled "Limits on Lease Terms", both of Article 13, entitled "Transfer of a Unit", of said Declaration, shall be deleted and stricken in their entirety.

2) The following respective terms and provisions shall be substituted in the place and stead of the entire existing Subparagraphs 13.1 and 13.2 of Article 13 of the Declaration as stricken above as follows:

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"13.1 Transfers of Condominium Association Units. Subject to Section 13.2 hereof, a Unit Owner may, without restriction under this Declaration, sell, give, demise or otherwise transfer his entire Unit, except for the leasing of a unit, which shall be governed by the underlying provisions contained within Subparagraph 13.2 hereinbelow of this Article 13. Notices of such transfer shall be given to the Board, in the manner provided herein for the giving of notices, within five (5) days following the consummation of such permitted transfers."

"13.2 Limits on Lease Terms. It is the intent that the owner of each unit of the 10620-22 Walden Parkway Condominium Association shall occupy and use such respective unit as a private dwelling for himself and his immediate family, and for no other purpose including business, rental or investment purposes, taking into consideration the small size of the condominium complex. Therefore, the leasing of units to others as a regular practice for business, speculative, rental, investment or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Directors may grant written permission to an owner to lease his unit to a specified lessee for a period or term of not less than four consecutive months nor more than twelve consecutive months on a case by case basis. The lessee under every permitted lease herein shall be bound by and subject to all of the obligations, under the Declaration and By-Laws, of the Unit Owner making such lease and the failure of the lessee to comply therewith shall constitute a default under the lease which shall be enforceable by the Board or the Association, and the lease shall be deemed to expressly so provide. The Unit Owner making such permitted lease shall not be relieved thereby from any of said obligations. The Unit Owner leasing the Unit Ownership pursuant to the provisions contained hereinabove shall deliver a copy of the proposed lease to the Board prior to its execution and occupancy. The provisions of this Section 13.2 shall not apply to a transfer or lease of a Unit, or interest therein, by or to the Board or the Declarant (or Developer), nor to mortgagee's in possession under a pending or adjudicated mortgage foreclosure proceeding or a conveyance by a bankruptcy trustee under a bankruptcy proceeding."

3) Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms and provisions, as amended from time to time.

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IN WITNESS WHEREOF, the Declarant aforesaid, has caused its corporate seal to be affixed hereunto and has caused its name to be signed to these presents by its President and attested by its Secretary and acknowledged by all its Board Members and three-fourths (3/4) of the existing Unit Owners, as of this 17 day of June, 1996.

10620-22 Walden Parkway  
Condominium Association Inc.  
an Illinois Corporation

By: Emelyne N. Pyle  
President

ATTEST:

Carolyn B. Peterson  
Secretary

ACKNOWLEDGED:

Emelyne N. Pyle  
Board Member and Unit Owner

Carolyn B. Peterson  
Board Member and Unit Owner

Wendy Wynn  
Board Member and Unit Owner

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