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AMENDMENT TO THE DECLARATION OF CONDOMINIUM PURSUANT
TO THE CONDOMINIUM PROPERTY ACT FOR
MERIDA MANOR CONDOMINIUM

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AMENDMENT TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR MERIDA MANOR CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium for Merida Manor Condominium (hereafter the "Declaration"), which Declaration was recorded on the 3rd day of October, 1977 as Document Number 24130792 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 XVI, Paragraph A of the Declaration, Article V of the By-Laws, and Section 17 of the Illinois Condominium Property Act. Said provisions provide 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 executed by the Board of Directors of the Association (the "Board"), signed and acknowledged by unit owners having at least 3/4 of the total ownership vote, and provided further that it contains an affidavit executed by an officer of the Board certifying that a copy of the change or amendment has been sent by certified mail to all mortgagees having bona fide liens of record against any unit ownership.

RECITALS

WHEREAS, the undersigned constitute at least 3/4 of the Unit Owners and all the members of the Board of Directors of the Merida Manor Condominium Association, and

WHEREAS, the Board and the Unit Owners wish to encourage and maintain a high level of owner occupancy of the Property and discourage purchase and retention of units by non-resident owners for investment purposes only, while at the same time recognizing that under certain circumstances it may become necessary for an owner to lease his or her unit; and

WHEREAS, it is the opinion of the Board and the Unit Owners that absentee owners are less likely than owners occupying units to support necessary spending for proper maintenance of the Building and take interest in the day-to-day affairs of the Building, which can result in decreased value of the Property and increased responsibility and hardship for owners occupying units, and

WHEREAS, the Declaration does not now prohibit the rental or lease of units in the Merida Manor Condominium, and the Board and Unit Owners wish to amend the Declaration by adding appropriate rental restrictions which will encourage owner occupancy, and

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FURTHER, it is the further opinion of the Board and the Unit Owners that the presence of pets on the premises, particularly dogs, has and will continue to create noise and nuisance problems, as well as additional maintenance problems and expense, and

WHEREAS, for the above-mentioned reasons, the Board and the Unit Owners wish to amend Article IV, Section 3 of the By-Laws so as to prohibit owners from keeping or maintaining dogs on the premises; and

WHEREAS, the Board and the Unit Owners also wish to amend Article IV of the By-Laws by adding an additional Section 8 which will prohibit Unit Owners and their guests or invitees from creating undue noise which may become a nuisance to other Unit Owners;

NOW THEREFORE, pursuant to Article XVI, Paragraph A of the Declaration, Article V of the By-Laws, and Section 17 of the Illinois Condominium Property Act, the undersigned consent and agree that Paragraph H of Article XIII of the Declaration of Condominium is hereby amended to read as follows, and that in addition, Article IV, Section 3 of the By-Laws is amended to read as follows, and the following Section 8 is added to the Article IV of the By-Laws:

1. Paragraph H of Article XIII shall be amended to read as follows:

H. Lease of Unit. (i) Notwithstanding any other provisions of the Declaration to the contrary, each Unit Owner shall occupy and use such Unit as a residence for said Unit Owner and the Unit Owner's family. Rental or leasing of units except as hereinafter provided in subparagraphs (ii), (iii) and (iv) is prohibited.

(ii) 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 or rent his/her unit to an approved lessee for a period of not less than six (6) consecutive months nor more than twelve (12) consecutive months on such other reasonable terms as the Board may establish. Such permission may be granted by the Board only upon the written application by the Unit Owner to the Board. The Board shall respond to each application in writing within thirty (30) days of submission thereof. All requests for extension of the original lease must also be submitted to the board in the same manner as set forth for the original application. The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension thereof, and its decision shall be final and binding.

(iii) Any and all leases in force on the date of the recording of this Amendment are not affected by subparagraphs (i) and (ii) provided that any such leases shall not be renewed or extended without first complying with the provisions of subparagraphs (i) and (ii).

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(iv) The provisions of subparagraphs (i) and (ii) shall not apply to the rental or leasing of units to a Unit Owner's spouse, child, parent, brother, or sister or to any one or more of them, nor shall subparagraphs (i) and (ii) apply to the rental or leasing of units by the Association through its Board of Managers.

(v) Copies of all leases currently in effect as of the date of recording of this Amendment must be submitted to the Board of Managers within thirty (30) days of the effective date of this Amendment.

(vi) If a proposed lease of any unit ownership is made by any unit owner, after compliance with the foregoing provisions, a copy of the lease as and when executed shall be furnished by such unit owner to the Board and the lessee thereunder shall be bound by and be subject to all of the obligations of such unit owner with respect to such unit ownership as provided in this Declaration and the By-Laws, and the lease shall expressly so provide. The unit owner making any such lease shall not be relieved thereby from any obligations. Upon the expiration or termination of such lease, or in the event of any attempted subleasing thereunder, the provisions hereof with respect to the Board's right of first option shall again apply to such unit ownership.

2. Article IV, Section 3 of the By-Laws is amended to read as follows:

"Section 3. No animals shall be raised, bred, or kept in any Unit or in the Common Elements, except that cats, birds, fish or other usual household pets (excluding dogs) may be kept in Units, provided that they are not kept for commercial purposes, and provided that they shall be kept in strict accordance with the administrative rules and regulations relating to household pets from time to time adopted or approved by the Board, and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days' written notice from the Board."

3. The following Section 8 shall be added to Article IV of the By-Laws reading as follows:

"Section 8. Nuisance. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall any Unit Owner play his or her stereo, radio, television or other similar device at such a volume as can be heard beyond the boundaries of his or her Unit, nor shall anything be done thereon, either wilfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants.

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

END OF TEXT AMENDMENT

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IN WITNESS WHEREOF, the undersigned, President of the Board of Managers of Merida Manor Condominium, does hereby execute the foregoing Amendment to the Declaration on behalf of the Board and pursuant to the authority granted in said Declaration.

Phil Cronie

President, Board of
Managers

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PHILIP CRONIE, am the President of the Board of Managers of Merida Manor Condominium Association, a condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration.

Executed this 20th day of December, 1995

BY: Phil Cronie

President

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned is (are) a member(s) of Merida Manor Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

Executed this 21 day of December 1995

VIRGINIA WISE
Owner's Printed Name

Virginia C. Wise
Voting Member's Signature

Being owner of Unit 3EAST in Merida Manor Condominium having 16.7% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In an Individual Capacity)

This instrument was signed and acknowledged before me this ___ day of _____ 1995 by _____ the unit owner(s) set forth above.

Notary Public

Acknowledgment (In a Representative Capacity)

This instrument was signed and acknowledged before me this 21st day of December 1995 by _____ as _____, for the unit owner(s) set forth above. (attorney-in-fact, proxy, trustee, etc.)

Nicole R Letts
Notary Public

OFFICIAL SEAL
NICOLE R LETTS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 1, 1997

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned is (are) a member(s) of Merida Manor Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

Executed this 4 day of January, 1995

DANIEL MISTELE
Owner's Printed Name

[Signature]
Voting Member's Signature

Being owner of Unit 3 West in Merida Manor Condominium having 16.7% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment
(In an Individual Capacity)

This instrument was signed and acknowledged before me this 4 day of January, 1995 by Daniel Mistele the unit owner(s) set forth above.

"OFFICIAL SEAL"
KAREN A. ABBOTT
Notary Public, State of Illinois
My Commission Expires 10/17/97

[Signature]
Notary Public

Acknowledgment
(In a Representative Capacity)

This instrument was signed and acknowledged before me this ___ day of _____, 1995 by _____ as _____, for the unit owner(s) set forth above.
(attorney-in-fact, proxy, trustee, etc.)

Notary Public

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10/15/2010

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned is (are) a member(s) of Merida Manor Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

Executed this ___ day of Jan 4, 1996

JOHN S FERGUSON III
Owner's Printed Name

John S Ferguson III
Voting Member's Signature

Being owner of Unit ^{1 WEST} ___ in Merida Manor Condominium having ^{100%} ___% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In an Individual Capacity)

This instrument was signed and acknowledged before me this 4th day of JANUARY 1996 by JOHN S FERGUSON III the unit owner(s) set forth above.



[Signature]
Notary Public

Acknowledgment (In a Representative Capacity)

This instrument was signed and acknowledged before me this ___ day of _____ 1995 by _____ as _____, for the unit owner(s) set forth above.
(attorney-in-fact, proxy, trustee, etc.)

Notary Public

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned is (are) a member(s) of Merida Manor Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

Executed this 6 day of Jan ¹⁹⁹⁶ 1995

Carole Wilton
Owner's Printed Name

Carole Wilton
Voting Member's Signature

Being owner of Unit 1 East in Merida Manor Condominium having 16.6% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In an Individual Capacity)

This instrument was signed and acknowledged before me this 6 day of January 1996 by _____ the unit owner(s) set forth above.

OFFICIAL SEAL
JOHN QUARLES
Notary Public, State of Illinois
My Commission Expires 01-14-97

John Quarles
Notary Public

Acknowledgment (In a Representative Capacity)

This instrument was signed and acknowledged before me this 6 day of JAN 1996 by _____ as _____ for the unit owner(s) set forth above.
(attorney-in-fact, proxy, trustee, etc.)

OFFICIAL SEAL
JOHN QUARLES
Notary Public, State of Illinois
My Commission Expires 01-14-97

John Quarles
Notary Public

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned is (are) a member(s) of Merida Manor Condominium, a condominium established by the aforesaid Declaration of Condominium, and by my (our) signature(s) below do hereby execute and acknowledge the foregoing amendment to the Declaration.

Executed this 10th day of January, 1996

Anne Marie Lewis
Owner's Printed Name

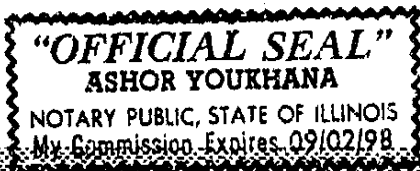
[Signature]
Voting Member's Signature

Being owner of Unit 2 East in Merida Manor Condominium having 16.7% ownership in the common elements.

NOTE: A NOTARY MUST COMPLETE ONE OF THE FOLLOWING

Acknowledgment (In an Individual Capacity)

This instrument was signed and acknowledged before me this 10 day of JANUARY 1996 by ~~ESTATE~~ ANNE MARIE LEWIS the uni. owner(s) set forth above.



[Signature]
Notary Public

Acknowledgment (In a Representative Capacity)

This instrument was signed and acknowledged before me this ___ day of _____ 1995 by _____ as _____, for the unit owner(s) set forth above.
(attorney-in-fact, proxy, trustee, etc.)

Notary Public

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COOK COUNTY CLERK
JULIA A. ESCOBAR
322 N. LAUREL STREET
CHICAGO, IL 60610
TEL: 312.743.4300
WWW.COOKCOUNTYCLERK.COM

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CERTIFICATION AS TO UNIT OWNERS

I, VIRGINIA WISE, state that I am the Secretary of the Board of Managers of Merida Manor Condominium Association, and hereby certify that the persons whose names are subscribed to the foregoing instruments represent Unit Owners owning not less than 3/4ths of the total ownership of the common elements and that, by their respective signatures, said Unit Owners acknowledged the foregoing instruments as their free and voluntary act for the purposes set forth therein.

BY:

Virginia P. Wise
Secretary

Date:

12/21/95

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11/11/2011

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AFFIDAVIT AS TO LIEN HOLDERS

STATE OF ILLINOIS)
)
COUNTY OF C O O K)

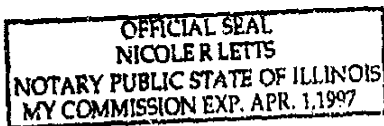
I, VIRGINIA WISE, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of Merida Manor Condominium Association and that pursuant to Article XVI Paragraph A of the Declaration, written notice of the foregoing amendment has been sent by certified mail to all lien holders of record against any unit in the aforesaid condominium. The identity of said lien holders was 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 lien holders to whom written notice has been sent.

BY: *Virginia A. Wise*
Secretary

SUBSCRIBED and SWORN to before me this
21st day of December, 1995.

Nicole R. Letts
Notary Public



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EXHIBIT "A"

Units 1 East, 2 East, 3 East, 1 West, 2 West, and 3 West as delineated on a Survey of the West 10 feet of Lot 39 and all of Lot 40 in Marshall Subdivision of Lot 4 in the County Clerk's Division of Part of the Southwest 1/4 of Fractional Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, North of the Indian Boundary Line, which Survey is attached as Exhibit "A" to Declaration of Condominium made by Richard Richardson and Betty Richardson, his wife, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 24130792, in Cook County, Illinois.

PIN #s

11-30-317-042-1001

11-30-317-042-1002

11-30-317-042-1003

11-30-317-042-1004

11-30-317-042-1005

11-30-317-042-1006

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