

**COOK COUNTY
RECORDER
JESSE WHITE
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**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS FOR
GROVE TOWERS CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and By-Laws (hereafter the "Declaration") for GROVE TOWERS CONDOMINIUM ASSOCIATION (hereafter the "Association"), which Declaration was recorded on December 1, 1977 as Document No. 24219070 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 VI of the By-laws 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, provided the same is signed and acknowledged by the Board of Managers of Grove Towers Condominium Association and approved by the Owners having at two-thirds (2/3) of the total vote.

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 Owners desire to amend the Declaration in order prohibit dog(s) except for existing dogs within the Association.

WHEREAS, the Amendment has been approved in writing by the acknowledged signature of all Board members and by the Owners having at least two-thirds (2/3) of the total vote, in compliance with Article VI of the By-Laws of the Declaration.

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NOW, THEREFORE, the Declaration of Condominium Ownership for Grove Towers Condominium Association is hereby amended in accordance with the text which follows (Additions in text are indicated by underline; deletions by strike outs):

1. Article V, Section 4

No animals, dogs, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any unit or in the common elements, except that ~~dogs~~, cats or other household pets may be kept in units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose; 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. Notwithstanding the foregoing, any household dogs kept in a Unit at the time of the recording of this Declaration Amendment shall be permitted to be kept in such Unit until their death or until such dog(s) is otherwise removed from the Unit; provided further that such dog(s) shall not be replaced after the death or removal of said dog(s). This prohibition of dog(s) shall not apply to seeing eye dogs or other specially trained animals brought onto the Association's property prior to or after the effective date of this Declaration Amendment, and which will afford a handicapped person equal opportunity to use and enjoy a Unit in the Association including the Common Elements. For a dog to be considered grandfathered, the Unit Owner, within ten (10) days of recordation of this Declaration Amendment, must provide the Association a picture of the dog and register the dog with the Association. The procedures to register the dog shall be set forth in the Association's Rules and Regulations. Any Unit Owner who keeps or maintains a dog(s) upon any portion of the Association property pursuant to this paragraph, shall be deemed to have indemnified and agreed to hold the Association, each Unit and each unit Owner free and harmless from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining such dog(s) within the Association.

2. 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: Bickley, Hart & Gardner
117 East Schaumburg Road
Schaumburg, Illinois 60194

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STATE OF ILLINOIS)

COUNTY OF COOK)

We, the undersigned, are all the members of the BOARD OF MANAGERS OF GROVE TOWERS CONDOMINIUM ASSOCIATION 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 14 day of May, 1997.

[Signature]
[Signature]
[Signature]
[Signature]

(Corporate)

(Seal)

Being all the members of the Board of Managers of Grove Towers Condominium Association

I, ANNA M. GARAPOLLO, a Notary Public, hereby certify that on the above date the Board of Managers of Grove Towers Condominium Association, 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.

ANNA M. GARAPOLLO
Notary Public, State of Illinois
No 209542
Qualified in Cook County
Commission Expires Sept. 05, 1997

BY: [Signature]
Notary Public

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Property of Cook County Clerk's Office

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WE, THE UNDERSIGNED, constituting the approval of the voting members having at least two-thirds (2/3) of the total vote, hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

THOMAS A. GENOVESE Thomas A. Genovese 3C
Owner's printed name Owner's signature Unit No.

BARBARA C. SULLIVAN Barbara Sullivan 4A
Owner's printed name Owner's signature Unit No.

JEANNE L. DEWEY Jeanne L. Dewey 5D
Owner's printed name Owner's signature Unit No.

CHARLES C. HARMANAS Charles Harmanas 4C
Owner's printed name Owner's signature Unit No.

KATHRYN GRIECO Kathryn Grieco 4B
Owner's printed name Owner's signature Unit No.

ELIZABETH LINDBERG Elizabeth Lindberg 3C
Owner's printed name Owner's signature Unit No.

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UNOFFICIAL COPY

WE, THE UNDERSIGNED, constituting the approval of the voting members having at least two-thirds (2/3) of the total vote, hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

W.M.J. HANNON W.M.J. Hannon 60A
Owner's printed name Owner's signature Unit No.

X
.....
Nellie F. Petrick Nellie F. Petrick 3A
Owner's printed name Owner's signature Unit No.

.....
EILEEN M. PETRICK Eileen M. Petrick 2-D
Owner's printed name Owner's signature Unit No.

.....
EDWARD W. WALBRIDGE Edward W. Walbridge 6P
Owner's printed name Owner's signature Unit No.

.....
Maryanne L. Popovitch Maryanne L. Popovitch 3-D
Owner's printed name Owner's signature Unit No.

.....
Owner's printed name Owner's signature Unit No.

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

WE, THE UNDERSIGNED, constituting the approval of the voting members having at least two-thirds (2/3) of the total vote, hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

WILLIAM J. SULLIVAN William J. Sullivan ZA
Owner's printed name Owner's signature Unit No.

JOHN QUIRK John Quirk 1-D
Owner's printed name Owner's signature Unit No.

SUSAN M. FINN Susan M. Finn 6C
Owner's printed name Owner's signature Unit No.

MARY S. CRONIN Mary S. Cronin 1C
Owner's printed name Owner's signature Unit No.

DIANA J. CRIST Diana J. Crist 1A
Owner's printed name Owner's signature Unit No.

ANDREA DELANEY Andrea Delaney 1-B
Owner's printed name Owner's signature Unit No.

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Property of Cook County Clerk's Office

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CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, DIANA J. CRIST, state that I am the Secretary of the BOARD OF MANAGERS OF GROVE TOWERS CONDOMINIUM ASSOCIATION, and hereby certify that the persons whose names are subscribed to the foregoing instrument represent voting members having at least two-third (2/3) of the total vote.

BY: *Diana J. Crist*
 Secretary

SIGNED and SWORN to before me on MAY 14, 1997, by DIANA J. CRIST

ANNA M. CARAPOLO
 Notary Public, State of Illinois
 No 208642
 Qualified in Cook County
 Commission Expires Sept. 25, 1997

Anna M. Carapolo
 Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF PARCEL

Lot 4 in Scovilles Subdivision 1,2,3,4 and
the North half of Lot 5 of Lot 1 in Kettlestrings
Subdivision of land in the Southeast corner of
the Northwest Quarter of Section 7, Township 39
North, Range 13, East of the Third Principle Meri-
dian in Cook County, Illinois.
Otherwise known as 169 N. Grove, Oak Park, Illinois

PIN Nos. #16-07-122-018-1001 through #16-07-122-1024

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AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS FOR
GROVE TOWERS CONDOMINIUM ASSOCIATION

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This Amendment is adopted pursuant to the provisions of Article VI of the By-laws 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, provided the same is signed and acknowledged by the Board of Managers of Grove Towers Condominium Association and approved by the Owners having at two-thirds (2/3) of the total vote.

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 Owners desire to amend the Declaration in order prohibit dog(s) except for existing dogs within the Association.

WHEREAS, the Amendment has been approved in writing by the acknowledged signature of all Board members and by the Owners having at least two-thirds (2/3) of the total vote, in compliance with Article VI of the By-Laws of the Declaration.

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NOW, THEREFORE, the Declaration of Condominium Ownership for Grove Towers Condominium Association is hereby amended in accordance with the text which follows (Additions in text are indicated by underline; deletions by strike outs):

1. Article V, Section 4

No animals, dogs, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any unit or in the common elements, except that ~~dogs~~, cats or other household pets may be kept in units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose; 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. Notwithstanding the foregoing, any household dogs kept in a Unit at the time of the recording of this Declaration Amendment shall be permitted to be kept in such Unit until their death or until such dog(s) is otherwise removed from the Unit; provided further that such dog(s) shall not be replaced after the death or removal of said dog(s). This prohibition of dog(s) shall not apply to seeing eye dogs or other specially trained animals brought onto the Association's property prior to or after the effective date of this Declaration Amendment, and which will afford a handicapped person equal opportunity to use and enjoy a Unit in the Association including the Common Elements. For a dog to be considered grandfathered, the Unit Owner, within ten (10) days of recordation of this Declaration Amendment, must provide the Association a picture of the dog and register the dog with the Association. The procedures to register the dog shall be set forth in the Association's Rules and Regulations. Any Unit Owner who keeps or maintains a dog(s) upon any portion of the Association property pursuant to this paragraph, shall be deemed to have indemnified and agreed to hold the Association, each Unit and each unit Owner free and harmless from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining such dog(s) within the Association.

2. 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: Bickley, Hart & Gardner
117 East Schaumburg Road
Schaumburg, Illinois 60194

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STATE OF ILLINOIS)

COUNTY OF COOK)

We, the undersigned, are all the members of the BOARD OF MANAGERS OF GROVE TOWERS CONDOMINIUM ASSOCIATION 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 14 day of May, 1997.

Property of Cook County Clerk's Office

[Signature]
[Signature]
[Signature]
[Signature]

(Corporate)

(Seal)

Being all the members of the Board of Managers of Grove Towers Condominium Association

I, ANNA M. GARAPOLLO, a Notary Public, hereby certify that on the above date the Board of Managers of Grove Towers Condominium Association, 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.

ANNA M GARAPOLO
Notary Public, State of Illinois
No 209542
Qualified in Cook County
Commission Expires Sept. 06, 1997

BY: [Signature]
Notary Public

UNOFFICIAL COPY

Property of Cook County Clerk's Office

WE, THE UNDERSIGNED, constituting the approval of the voting members having at least two-thirds (2/3) of the total vote, hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

UNOFFICIAL COPY

THOMAS A. GELVESE Thomas A. Gelvese 3C
Owner's printed name Owner's signature Unit No.

BARBARA C. SULLIVAN Barbara C. Sullivan 4A
Owner's printed name Owner's signature Unit No.

JOHN W. DEWEY John W. Dewey 5D
Owner's printed name Owner's signature Unit No.

CHARLES C. HARMANAS Charles C. Harmanas 4C
Owner's printed name Owner's signature Unit No.

KATHRYN GRIESE Kathryn Griese 4B
Owner's printed name Owner's signature Unit No.

ELIZABETH LINDBERG Elizabeth Lindberg 3C
Owner's printed name Owner's signature Unit No.

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WE, THE UNDERSIGNED, constituting the approval of the voting members having at least two-thirds (2/3) of the total vote, hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

Wm J. HANNON
Owner's printed name

Wm J. Hannon
Owner's signature

6A
Unit No.

X
Nellie F. Petrick
Owner's printed name

Nellie F. Petrick
Owner's signature

3A
Unit No.

Eileen M. ...
Owner's printed name

Eileen M. ...
Owner's signature

2-D
Unit No.

X
EDWARD W. WALBRIDGE
Owner's printed name

Edward W. Walbridge
Owner's signature

Unit No.

Maryanna L. ...
Owner's printed name

Maryanna L. ...
Owner's signature

3-D
Unit No.

Owner's printed name

Owner's signature

Unit No.

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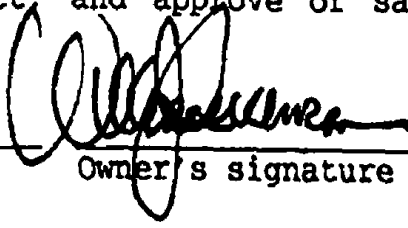
Property of Cook County Clerk's Office

UNOFFICIAL COPY

WE, THE UNDERSIGNED, constituting the approval of the voting members having at least two-thirds (2/3) of the total vote, hereby declare that we have received the foregoing Amendment, understand its contents and effect, and approve of said Amendment by our signatures below:

WILLIAM J. SULLIVAN

Owner's printed name



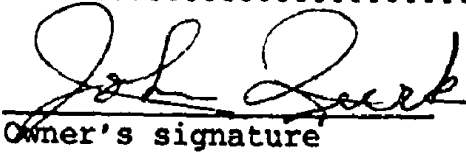
Owner's signature

2A

Unit No.

JOHN QUIRK

Owner's printed name



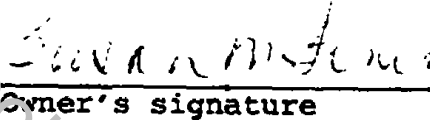
Owner's signature

1-D

Unit No.

SUSAN MITCHELL

Owner's printed name



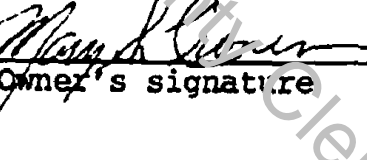
Owner's signature

6C

Unit No.

MARK S. CRONIN

Owner's printed name



Owner's signature

1C

Unit No.

DIANA J. CRIST

Owner's printed name



Owner's signature

1A

Unit No.

ANDREA DELANEY

Owner's printed name



Owner's signature

1-B

Unit No.

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CERTIFICATION AS TO UNIT OWNERS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Diana J. Ernst, state that I am the Secretary of the BOARD OF MANAGERS OF GROVE TOWERS CONDOMINIUM ASSOCIATION, and hereby certify that the persons whose names are subscribed to the foregoing instrument represent voting members having at least two-third (2/3) of the total vote.

BY: *Diana J. Ernst*
Secretary

SIGNED and SWORN to before
me on MAY 14, 1997
by Diana J. Ernst
Anna M. Garapolo
Notary Public
Notary Public

ANNA M. GARAPOLO
Notary Public, State of Illinois
No. 219142
Qualified in Cook County
Commission Expires Sep. 05, 1997

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Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF PARCEL

Lot 4 in Scovilles Subdivision 1,2,3,4 and
the North half of Lot 5 of Lot 1 in Kettlestrings
Subdivision of land in the Southeast corner of
the Northwest Quarter of Section 7, Township 39
North, Range 13, East of the Third Principle Meri-
dian in Cook County, Illinois.
otherwise known as 169 N. Grove, Oak Park, Illinois

PIN Nos. #16-07-122-018-1001 through #16-07-122-1024

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