

# UNOFFICIAL COPY

97469808

F		A
P		P
T		V
I	FRM	11

DEPT-01 RECORDING \$31.00  
T#7777 TRAN 5556 06/30/97 10:11:00  
\$3787 + DR #-97-469808  
COOK COUNTY RECORDER

RECORDING FEE \$ 31.00  
DATE 6-30-97 COPIES 6  
OK FM

AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF  
EASEMENTS, RESTRICTIONS, COVENANTS  
FOR  
TALCOTT HOUSE CONDOMINIUM ASSOCIATION

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws") for TALCOTT HOUSE CONDOMINIUM ASSOCIATION (hereafter the "Association"), which Declaration was recorded on March 2, 1972 as Document No. 218027476 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 XIII, Section 7 of the aforesaid Declaration. Said section provided 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 Directors of TALCOTT HOUSE CONDOMINIUM ASSOCIATION (the "Board") approved by at least THREE FOURTHS (3/4THS) vote of the Unit Owners, 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 ten (10) days prior to the date of such affidavit.

## 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

97469808

# UNOFFICIAL COPY

WHEREAS, the Board and the Owners desire to amend the Declaration in order to restrict rental, leasing or subleasing of units with some exceptions; and

WHEREAS, the amendment has been approved in writing by the acknowledged signatures of all Board members and by at least three-fourths (3/4) vote of the Unit Owners, in compliance with Article XIII, Section 7 of the Declaration, and due notice having been provided to mortgagees holding bona fide liens or record against any unit ownership;

NOW, THEREFORE, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants for TALCOTT HOUSE CONDOMINIUM ASSOCIATION is hereby amended in accordance with the text which follows (Additions in text are indicated by blocked, deletions by ~~strikeouts~~).

## ARTICLE XIII.

### GENERAL PROVISION

7. The provisions of Article III, Article VI; ~~Section 5 of~~ Article VIII; and this Paragraph 7 of Article XIII of this Declaration, may be changed, modified or rescinded by an instrument in writing setting forth such change, modification, or rescission, signed and acknowledged by the members of the Board, the owners having at least three-fourths (3/4) of the total vote and containing an affidavit by an officer of the Board of Association certifying that a copy of the change, modification or rescission has been mailed 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. The change, modification or rescission shall be effective upon recordation of such instrument in the office of the Recorder of Deeds of Cook County, Illinois; provided, however, that no provision in this Declaration may be changed, modified or rescinded so as to conflict with the provisions of the "Condominium Property Act."

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:

Laurel L. Hart  
BICKLEY, HART & GARDNER, P.C.  
117 E. Schaumburg  
Schaumburg, IL 60193  
(847) 584-0360

97469808

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CERTIFICATION AS TO UNIT OWNERS

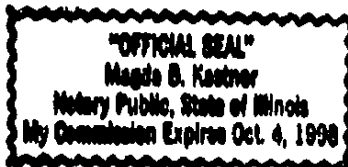
STATE OF ILLINOIS     )  
                              ) SS  
COUNTY OF COOK       )

I, Virginia Moriarity, state that I am the Secretary of the BOARD OF MANAGERS OF TALCOTT HOUSE CONDOMINIUM ASSOCIATION, and hereby certify that the persons whose names are subscribed to the foregoing instrument represent the Owners having at least 3/4ths of the total vote.

BY: Virginia Moriarity  
Secretary

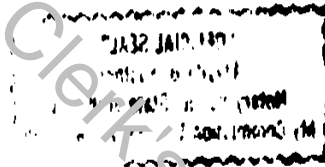
SIGNED and SWORN to before  
me on May 20, 1997  
by \_\_\_\_\_.

Magda B. Kastner  
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

STATE OF ILLINOIS )

COUNTY OF COOK )

We, the undersigned, are all the members of the BOARD OF MANAGERS OF TALCOTT HOUSE 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 20<sup>th</sup> day of May, 1997.

Harald C. Spaak  
Harald Spaak, President  
Guy Porcard  
Guy Porcard, Vice-President  
Virginia Morfarity  
Virginia Morfarity, Secretary  
Grete Schiodt  
Grete Schiodt, Treasurer  
Lucille Lund  
Lucille Lund, Member-at-large

( Corporate )

( Seal )

Being all the members of the  
Board of Managers of  
Talcott House Condominium  
Association

I, MAGDA B. KASTNER, a Notary Public, hereby certify that on the above date the Board of Managers of Talcott House 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.

BY: Magda B. Kastner  
Notary Public



97469808

# UNOFFICIAL COPY

## AFFIDAVIT AS TO MORTGAGEES

STATE OF ILLINOIS     )  
                              )   SS  
COUNTY OF COOK        )

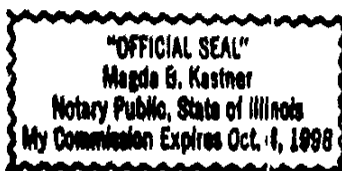
I, ~~Virginia Mosterly~~, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of Talcott House Condominium Association and that pursuant to Article XIII, Section 7 of the Declaration, written notice of the foregoing amendment has been sent by certified mail to all First Mortgagees having bona fide liens of record against any unit in the aforesaid condominium. The identity of said mortgagees was obtained by reference to the insurance record 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 mortgagees to whom written notice has been sent.

Virginia Mosterly  
Secretary of Talcott House Condominium Association

SIGNED and SWORN to before  
me on May 20, 1997  
by \_\_\_\_\_

Magda B. Kastner  
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Unit 1A1, Unit 1A2, Unit 1B1, Unit 1B2, Unit 1C, Unit 1D, Unit 1E1, Unit 1E2, Unit 1F1, Unit 1F2, Unit 1G, Unit 2A1, Unit 2A2, Unit 2B1, Unit 2B2, Unit 2C, Unit 2D, Unit 2E1, Unit 2E2, Unit 2F1, Unit 2F2, Unit 2G in 2300 Talcott Road, in the Talcott House Condominium as delineated on a plat of survey for the following described real estate:

Part of the Northwest 1/4 of Section 24, Township 41 North, Range 12 East of the third principal meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 21827476 together with its undivided percentage interest in the common elements in Cook County, Illinois

COMMONLY KNOWN AS 2300 TALCOTT ROAD, PARK RIDGE, ILLINOIS

PIN NUMBERS: 09-34-101-027-1001 THROUGH 1022

97469808