

THIS DOCUMENT HAS BEEN  
PREPARED BY, AND AFTER  
RECORDATION SHOULD BE  
RETURNED TO:

Depot Square Condominium  
Association  
1234 Depot Street #210  
Glenview, Illinois 60025  
Attn: Mr. Carmen Tumino

PROPERTY  
PROPERTY OF COOK COUNTY'S OFFICE  
**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS,  
EASEMENTS, RESTRICTIONS AND COVENANTS FOR  
THE DEPOT SQUARE CONDOMINIUM I**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for The Depot Square Condominium I (hereafter the "Declaration") for Depot Square Condominium Association (hereafter the "Association"), which Declaration was recorded as Document No. 95247369 in 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 thereof.

This amendment is adopted pursuant to the provisions of Article XIX, Section 6 of the aforesaid Declaration and Section 17 of the Illinois Condominium Property Act (hereafter the "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 President of the Association or such other officer authorized by the Board of Managers of the Association (the "Board"), signed and acknowledged by unit owners having at least three-fourths (3/4) of the total vote, 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 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 Act; and

WHEREAS, the Board and the Owners desire to amend the Declaration in order to limit the rental or leasing of units; and

WHEREAS, the amendment has been executed by the President of the Association or such other officer authorized by the Board, signed and acknowledged by Unit Owners having at least three-fourths (3/4) of the total vote, and due notice having been provided to all mortgagees holding liens of record against any unit ownership, all in compliance with Article XIX, Section 6 of the Declaration and Section 17 of the Act.

NOW THEREFORE, Article IX, Paragraph one (1) of the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for the Depot Square Condominium I is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

1. (a) SALE OR LEASE. Any unit owner other than the trustee who wishes to sell ~~or lease~~ his unit ownership, ~~(or any lessee of any unit wishing to assign or sublease such unit)~~ shall give to the Board not less than thirty (30) days prior written notice of his intention to sell ~~or lease~~ and subsequently, the terms of any contract to sell ~~or lease~~, 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 ~~or lessee~~ and such other information concerning the proposed purchaser ~~or lessee~~ 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 ~~or lease~~ such unit ownership upon the same terms, which option shall be 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 the ~~lease (or sublease or assignment)~~ the assignment of such unit ownership to the proposed purchaser ~~or lessee~~ named in such notice upon the terms specified therein. If the unit owner ~~(or lessee)~~ fails to close said proposed sale ~~or lease~~ transaction within said ninety (90) days, the unit ownership shall again become subject to the Board's right of first refusal as herein provided.

# UNOFFICIAL COPY

(b) Leasing. Unit owners are prohibited from leasing his unit ownership except to his spouse, child, parent, brother or sister or to any one or more of them. Permission to lease may be granted by the Board only upon the written application in writing within thirty (30) days of the submission thereof. The Board may, but is not required to grant permission to a unit owner to lease his unit to a specified lessee for a period of not less than six (6) consecutive months or more than twenty four (24) consecutive months. 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 of a lease.

The provisions of the Act, the Declaration, Bylaws, other condominium instruments, and rules and regulations that relate to the use of the individual unit or the common elements shall be applicable to any person leasing a unit and shall be deemed to be incorporated in any lease.

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 the date of occupancy, or ten (10) days after the lease is signed or whatever occurs first. In addition to any other remedies, by filing 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, Bylaws, 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 or any covenants, rules, regulations or bylaws.

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

END OF TEXT OF AMENDMENT



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES ✓ NO       

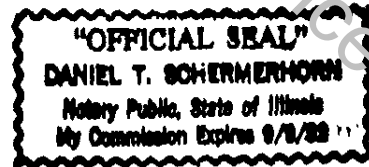
Unit Number 101

Unit Owner JOSEPH GAVARELLI (please print)

Unit Owner Signature Joseph Gavarelli Date 4/25/97

SUBSCRIBED AND SWORN to  
before me this 25<sup>th</sup> day  
of April 1997.

Daniel T. Schermerhorn  
Notary Public



Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES X NO       

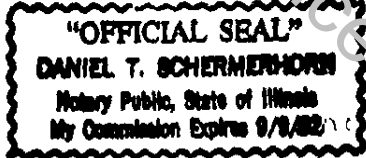
Unit Number 102

Unit Owner Lois L. Jensen (please print)

Unit Owner Signature [Signature] Date 4/24/97

SUBSCRIBED AND SWORN to  
before me this 26th day  
of April 1997.

[Signature]  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

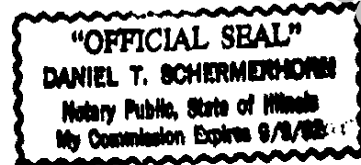
Unit Number 103

Unit Owner JANET TIM (please print)

Unit Owner Signature Janet Tim Date 5/1/97

SUBSCRIBED AND SWORN to  
before me this 1st day  
of May 1997.

Daniel T. Schermerhorn  
Notary Public



Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

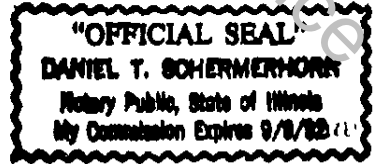
Unit Number: 104

Unit Owner: LORRAINE DECKER (please print)

Unit Owner Signature: Lorraine Decker Date: 4/25/97

SUBSCRIBED AND SWORN to  
before me this 25th day  
of April 1997.

Daniel T. Schermhorn  
Notary Public





Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph I of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

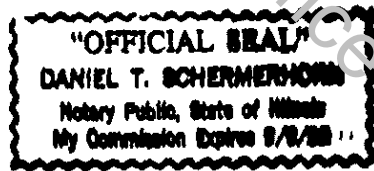
Unit Number 105

Unit Owner EVA-M. FAURE (please print)

Unit Owner Signature [Signature] Date 5/1/97

SUBSCRIBED AND SWORN to  
before me this 1st day  
of May 1997.

[Signature]  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph I of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES X NO     

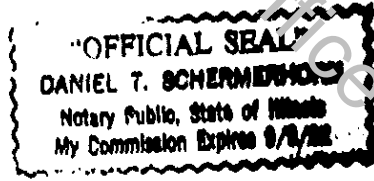
Unit Number 106

Unit Owner MARY CAVANAGH (please print)

Unit Owner Signature Mary Cavanagh Date 5/1/97

SUBSCRIBED AND SWORN to  
before me this 1st day  
of May 1997.

Daniel T. Schermerhorn  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

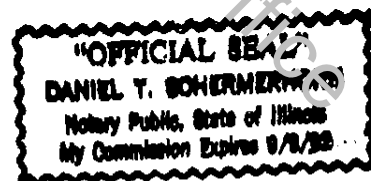
Unit Number 107

Unit Owner Dolores Decker (please print)

Unit Owner Signature Dolores Decker Date 4/25/97

SUBSCRIBED AND SWORN to  
before me this 25TH day  
of April 1997.

Daniel T. Schermer  
Notary Public



Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

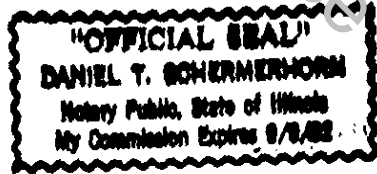
Unit Number 109

Unit Owner Kathleen Walgreen (please print)

Unit Owner Signature [Signature] Date 4-27-97

SUBSCRIBED AND SWORN to  
before me this 27th day  
of April 1997.

[Signature]  
Notary Public



Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

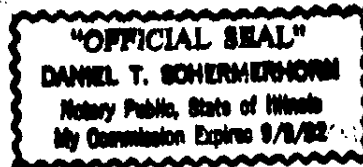
Unit Number 110

Unit Owner Susan H. Kelly (please print)

Unit Owner Signature Susan H. Kelly Date 4-26-97

SUBSCRIBED AND SWORN to  
before me this 26th day  
of April 1997.

[Signature]  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES X NO     

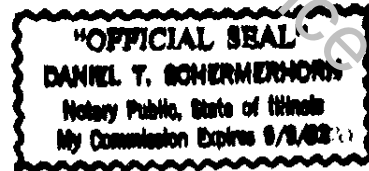
Unit Number 111

Unit Owner ALMA GARRO (please print)

Unit Owner Signature Alma Garro Date 4-28-97

SUBSCRIBED AND SWORN to  
before me this 28th day  
of April 1997.

Daniel T. Schermhorn  
Notary Public



Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES \_\_\_\_\_ NO \_\_\_\_\_

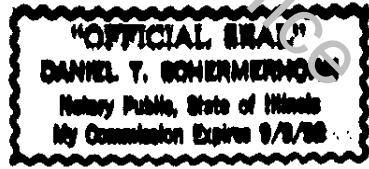
Unit Number 201

Unit Owner TRUSTEE OF THE ELIZABETH H. MURPHY SELF DECLARATION OF TRUST DATED MAY 1995 (please print)

Unit Owner Signature [Signature] Date 4/24/97

SUBSCRIBED AND SWORN to before me this 26th day of April 1997.

[Signature]  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES    NO   

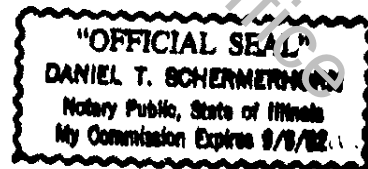
Unit Number 202

Unit Owner Helen B. Wagner (please print)

Unit Owner Signature Helen B. Wagner Date 4-28-97

SUBSCRIBED AND SWORN to  
before me this 28 day  
of April 1997.

Daniel T. Schermernik  
Notary Public





Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES 1 NO 0

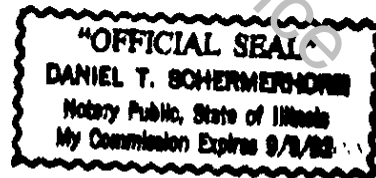
Unit Number 03

Unit Owner MARGARET KAZZOR (please print)

Unit Owner Signature Margaret D. Kazzor Date 5/5/97

SUBSCRIBED AND SWORN to  
before me this 5th day  
of May 1997.

[Signature]  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

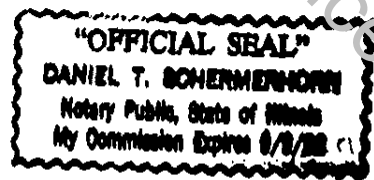
Unit Number 204

Unit Owner THOMAS F. RICHFORD (please print)

Unit Owner Signature *Thomas F. Richford* Date 4-27-97

SUBSCRIBED AND SWORN to  
before me this 27<sup>th</sup> day  
of April 1997.

*Daniel T. Schermernoff*  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES \_\_\_\_\_ NO \_\_\_\_\_

Unit Number 205

Unit Owner James C. Williams (please print)

Unit Owner Signature [Signature] Date 5/1/97

SUBSCRIBED AND SWORN to  
before me this 1st day  
of May 1997.

[Signature]  
Notary Public



Depot Square Condominium 1 Association  
1234 Depot Street, Glenview, IL, 60025

4/24/97

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES \_\_\_\_\_ NO \_\_\_\_\_

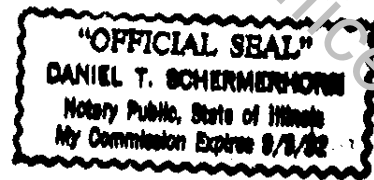
Unit Number 205

Unit Owner John J. ... (please print)

Unit Owner Signature [Signature] Date 4/20/97

SUBSCRIBED AND SWORN to  
before me this 20<sup>th</sup> day  
of April 1997.

[Signature]  
Notary Public



Depot Square Condominium 1 Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES X NO     

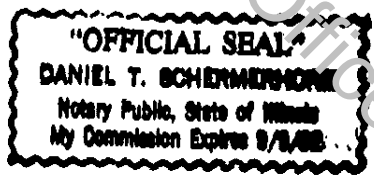
Unit Number 207

Unit Owner OLIVER J. GAKES (please print)

Unit Owner Signature Oliver J. Gakes Date 4/30/1997

SUBSCRIBED AND SWORN to  
before me this 30th day  
of April 1997.

[Signature]  
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

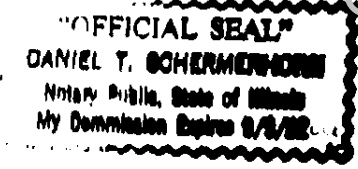
Unit Number 405

Unit Owner Harold Smith (please print)

Unit Owner Signature Harold Smith Date 4/24/97

SUBSCRIBED AND SWORN to  
before me this 25th day  
of April 1997.

Daniel T. Schermerhorn  
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph 1 of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES   X   NO       

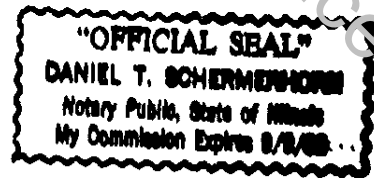
Unit Number   209  

Unit Owner   G. H. STRESS   (please print)

Unit Owner Signature   G. H. STRESS   Date   5-2-97  

SUBSCRIBED AND SWORN to  
before me this   2nd   day  
of   May   1997.

  Daniel T. Schermershorn    
Notary Public



Depot Square Condominium I Association 4/24/97  
1234 Depot Street, Glenview, IL, 60025

BALLOT

This ballot is to vote on the proposal to amend paragraph I of Article IX of the Condominium Declaration to limit the renting of units to immediate family relatives.

YES  NO

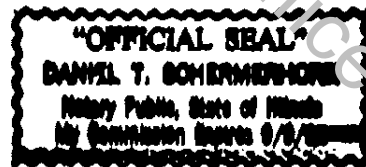
Unit Number 212

Unit Owner Arthur J. [unclear] (please print)

Unit Owner Signature [Signature] Date April 24, 1997

SUBSCRIBED AND SWORN to  
before me this 24th day  
of April 1997.

[Signature]  
Notary Public









ATTACHMENT TO AFFIDAVIT TO MORTGAGEES

<u>Mortgagee</u>	<u>Unit Number</u>	<u>Mortgagee</u>	<u>Unit Number</u>
No Mortgage	#101	No Mortgage	#207
No Mortgage	#102	No Mortgage	#208
No Mortgage	#103	Glenview State Bank #209	
No Mortgage	#104	800 Waukegan Road	
No Mortgage	#105	Glenview, IL. 60025	
No Mortgage	#106	No Mortgage	#210
No Mortgage	#107	No Mortgage	#211
No Mortgage	#108		
LaSalle Home Mortgage #109			
135 S. Lasalle St. Dept. 8201			
Chicago, IL. 60606			
Harris Bank & Trust #110			
200 West Monroe St. 19th Fl.			
Chicago, IL. 60606			
No Mortgage	#111		
Glenview State Bank #201			
800 Waukegan Road			
Glenview, IL. 60025			
No Mortgage	#202		
No Mortgage	#203		
No Mortgage	#204		
No Mortgage	#205		
Peoples Heritage Bank #206			
P. O. Box 1377			
Lewiston, Maine 04243-1377			

EXHIBIT A  
LEGAL DESCRIPTION

UNIT 101 THROUGH AND INCLUDING UNIT 211 AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 95247369, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS IN LOT 1 IN PONTARELLI'S DEPOT SQUARE RESUBDIVISION OF GLENVIEW BEING A RESUBDIVISION IN PART OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Commonly Known As: 1234 Depot Street  
Glenview, Illinois 60025

Permanent Index Number: 04-35-106-035-1001  
through and including: 04-35-106-035-1022