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97852854

AMENDMENT TO DECLARATION OF CONDOMINIUM COVENANTS AND RESTRICTIONS 351 W. DICKENS

(Legal Description Attached at Page 2)

It is the intent that the owner of each unit of the 351 West Dickens Condominium Association shall occupy and use such unit as a private dwelling for his or her self and his or her immediate family. Therefore, the leasing of units to others as a regular practice for business, investment or other purposes is not permitted.

To meet special situations and to avoid undue hardship or practical difficulties, the Association, by a vote of three-fourth's of its non-renting members, may grant permission to an owner to lease his or her unit to a specified lessee for a period of not less than four consecutive months nor more than twelve consecutive months. It is the responsibility of the renting owner to furnish all information as requested by non-renting members. A unit may not be rented for more than a period of one year by any owner. No more than two units may be in rental at one time.

In the event that three fourth's of the non-renting members vote to evict a tenant in a rental unit for any violation of the Declarations, By-laws, Rules or Regulations, the renting owner shall be required to pursue eviction proceedings as allowable by law at the renting owner's expense within thirty days of the vote, or, at the option of the Association, the Association shall pursue eviction proceedings and shall be indemnified and held harmless by the renting owner from any and all liabilities, costs, damages, and attorneys' fees arising out of its actions. Nothing in this amendment shall be construed to in any way limit the Association's rights to pursue eviction or other relief.

APPROVED BY THE FOLLOWING UNIT OWNERS BY A VOTE DURING A DULY NOTICED SPECIAL MEETING HELD ON JULY 15, 1997:

1W	<u>[Signature]</u>	14-33-207-048-1005
1E	<u>[Signature]</u>	14-33-207-048-1001
2W	<u>[Signature]</u>	14-33-207-048-1006
2E	<u>[Signature]</u>	14-33-207-048-1002
3W	<u>[Signature]</u>	14-33-207-048-1007
4E	<u>[Signature]</u>	14-33-207-048-1004
4W	<u>[Signature]</u>	14-33-207-048-1008
3E	<u>[Signature]</u>	14-33-207-048-1003

ATTESTED BY:

[Signature]
Secretary of the 351 Condominium Association

NOTARIZED:

Subscribed and sworn before me
this 14 day of August 1997.

[Signature]
Notary Public



11/14/97
GM

RECORDED 12-12-1997 AS
DOCUMENT NO. 22734788

PREPARED BY AND MAIL
TO ALLEN K BROOKS
2733 N CABASH
CHICAGO, IL
60611

4400

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97852854

LEGAL DESCRIPTION:

UNITS 1E, 2E, 3E, 4E, 1W, 2W, 3W AND 4W
351 WEST DICKENS CONDOMINIUM AS DELINEATED ON SURVEY OF:

THE EAST 52 FEET OF LOTS 5 AND 6 IN THE SUBDIVISION OF THE NORTH 81.84 FEET OF BLOCK 31 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1974 KNOWN AS TRUST NUMBER 1091 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22934788 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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AMENDMENT TO DECLARATION OF CONDOMINIUM COVENANTS AND RESTRICTIONS

351 W. DICKENS

(Legal Description Attached at Page 2)

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APPROVED BY THE FOLLOWING UNIT OWNERS BY A VOTE DURING A DULY NOTICED SPECIAL MEETING HELD ON JULY 15, 1997:

1W	<u><i>Robert M. Stone</i></u>	14-33-207-048-1005
1E	<u><i>Jim C. Perry</i></u>	14-33-207-048-1001
2W	<u><i>J. Aileen Brooks</i></u>	14-33-207-048-1006
2E	<u><i>Dell Houge</i></u>	14-33-207-048-1002
3W	<u><i>Stephen H. Miller</i></u>	14-33-207-048-1007
4E	<u><i>Jack D...</i></u>	14-33-207-048-1004
4W	<u><i>Chong Leik</i></u>	14-33-207-048-1008
3E	<u><i>Chong Leik</i></u>	14-33-207-048-1003

ATTESTED BY:

Aileen Brooks

Secretary of the 351 Condominium Association

* recorded 12/12/1974 as
Document 229347883

NOTARIZED:

Subscribed and sworn before me
this 14 day of ^{August} ~~July~~ 1997.

Judith L. Garza
Notary Public



(M) JLM 11/1/97

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LEGAL DESCRIPTION:

UNITS 1E, 2E, 3E, 4E, 1W, 2W, 3W, 4W
351 WEST DICKENS CONDOMINIUM AS DELINEATED ON SURVEY OF:

THE EAST 52 FEET OF LOTS 5 AND 6 IN THE SUBDIVISION OF THE NORTH 81.84 FEET OF BLOCK 31 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1974 KNOWN AS TRUST NUMBER 109, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22934788 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.