

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE JEFFERSONIAN

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This Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for The Jeffersonian Condominium, a Declaration recorded on September 24, 1969 as Document Number 20967939 with the Cook County Recorder of Deeds, Chicago, Illinois, hereinafter referred to as "The Declaration" as of the date hereinafter set forth, by the unit owners whose names are subscribed hereto.

WHEREAS, all of the property within the Jeffersonian Condominium Association, a not-for-profit corporation organized and existing under the Laws of the State of Illinois, is subject to the above-stated Declaration;

WHEREAS, the property is legally described as follows:

LOT "A" OF CONSOLIDATION OF LOTS 13 AND 14 AND THE EAST 12.50 FEET OF LOT 15 IN BLOCK 1 IN JOHN CULVER'S ADDITION TO NORTH EVANSTON IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2425 Central Street, Evanston, IL

WHEREAS, Article 21 of the Declaration provides that the Declaration may be changed, modified or rescinded by instrument, in writing, setting forth such change, modification or rescission, signed and acknowledged by unit owners having at least Three-Fourths (3/4) of the total vote and certified by the Secretary of the Board; provided, however, that all lien holders of record have been notified by certified mail of such change, modification or rescission, and the Secretary by affidavit certifies said mailing as a part of the instrument;

WHEREAS, it is the desire of the unit owners in the Jeffersonian Condominium Association to prohibit the rental of units in the condominium and the Board of Managers of the Association has determined that it is in the best interest of the Association for the Declaration to be amended as set forth hereafter;

WHEREAS, the members of the Association have indicated their agreement to said amendment as evidenced by their consent, attached hereto, as group Exhibit A and made a part hereof; and

WHEREAS, the approval of at least three-fourths (3/4) of the unit owners has been obtained at a requisite meeting of the Association members.

NOW, THEREFORE, be it resolved that the following amendment to the Declaration of Condominium Ownership of the Jeffersonian Condominium Association is hereby approved and adopted.

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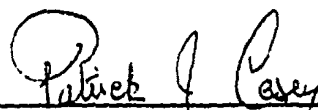
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Article 18, pages 10-13 - General Provisions shall be amended to add the following:

18. Notwithstanding any provisions in the Declaration and Bylaws to the contrary, no unit shall be leased by an owner or unit owner thereof (except by the Board of Managers or an institutional lender in possession of such unit following a default in a first mortgage, a foreclosure proceeding, a forcible entry and detainer action, or any deed in lieu of foreclosure). Notwithstanding the provisions of this paragraph, to avoid undue hardship to unit owners and to meet special situations such as relocation of the owner due to employment, health or other situations, and the unit owner is unable to sell the unit because of adverse market conditions or the like, then the Board may grant permission to the unit owner to lease his unit to a specified lessee approved by the Board, for a period of not more than one year and, in severe hardship cases, the Board of Managers, in its sole discretion, can extend this period one additional year, for a maximum lease period of two years.

If any lease of a unit is made or attempted by unit owner, without complying with the foregoing provisions, such lease or occupancy, shall be subject to every and all rights of the Association hereunder or at law or in equity in connection therewith. Additionally, any purported lease of a unit, in violation with this section, shall be voidable at the election of the Board of Managers, and if the Board of Managers shall so elect, the unit owner shall be deemed to have authorized and empowered the Association to institute legal proceedings to evict the purported tenant in the name of said unit owner as the landlord. Said unit owner shall reimburse the Association for all expenses (including reasonable attorney's fees) incurred in connection with such proceedings, and the Association may levy an assessment against the unit owner and unit therefore. Said costs and expenses shall be due and payable upon demand by the Jeffersonian Condominium Association and shall be deemed to constitute on the particular unit involved, and collection thereof may be enforced by the Board in the same manner as the Board is entitled to enforce collection of common expenses. Except as expressly set forth herein, the Declaration and By-Laws remain in full force and effect in accordance with their terms.

IN WITNESS WHEREOF, upon due notice to all owners, and to all interested mortgagees, the Jeffersonian Condominium Association, has caused its owners to sign this Amendment, this 3rd day of December, 1997. Said consent and signatures being attached hereto as Group Exhibit A.



Secretary, the Jeffersonian Condominium Association

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GROUP EXHIBIT A

CONSENT TO AMENDMENT OF CONDOMINIUM DECLARATION FOR THE JEFFERSONIAN

DATED DECEMBER 3, 1997

Unit Nos.

Print Name:

Signature:

- 1A ARLETT HUFFORD Arlett Hufford, 2425 Central St., Evanston, IL
- 2A Wells Norris Wells Norris, 2425 Central St., Evanston, IL
- 2B GILBERT K. REEVES Gilbert K. Reeves, 2425 Central St., Evanston, IL
- 2C Lois E. Helt LOIS E. HELT, 2425 Central St., Evanston, IL
- 2D Margaret Simpson Margaret Simpson, 2425 Central St., Evanston, IL
- 3A _____, 2425 Central St., Evanston, IL
- 3B _____, 2425 Central St., Evanston, IL
- 3C MILDRED M. SMITKA M. Smitka, 2425 Central St., Evanston, IL
- 3D Richard B. Chelochi Richard B. Chelochi, 2425 Central St., Evanston, IL
- 4A PATRICK CASEY Patrick J Casey, 2425 Central St., Evanston, IL
- 4B _____, 2425 Central St., Evanston, IL
- 4C _____, 2425 Central St., Evanston, IL
- 4D KATHERINE BLICKENSDEEER Katherine Blickensdeeer, 2425 Central St., Evanston, IL
- 5A HAZEL D. CHRISTIAN Hazel D. Christian, 2425 Central St., Evanston, IL
- 5B BYRON K. ANDERSON Byron K. Anderson, 2425 Central St., Evanston, IL
- 5C LILLIAN SNIDER Lillian Snider, 2425 Central St., Evanston, IL
- 5D FRANCES N. BOHLEN Frances N. Bohlen, 2425 Central St., Evanston, IL

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Jeffersonian Property Owners' Association
2425 Central Street
Evanston, IL 60201

PROXY

I/We hereby make, constitute and appoint the President of the Board or...

Wells Norris of
(Name of Proxy)

2425 Central Street, Evanston, Illinois
(Address of Proxy)

to be my/our proxy to vote at the general meeting of the Unit Owners of the Jeffersonian Property Owners' Association to be held on Wednesday evening, December 3 at 7:30 in the first floor meeting room of the Jeffersonian or any adjournment thereof, for the signoff on the new amendment to ban rentals in our building and the transaction of such other business as may properly come before the meeting, according to the number of votes I/We would be entitled to cast if personally present.

11-18-97
(Date)

Robert O'Byrne
(Signature of owner)

11-18-97
(Date)

Jean Byrne
(Signature of owner)

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Jeffersonian Property Owners' Association
2425 Central Street
Evanston, IL 60201

PROXY

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11/17/97 Robert J. Poff
(Date) (Signature of owner)

11/17/97 John Poff
(Date) (Signature of owner)

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CERTIFICATION AND AFFIDAVIT

IN WITNESS WHEREOF, the Secretary of the Board of Managers of the Jeffersonian Condominium Association hereby certifies that:

A meeting was called of all unit owners for the purpose of adopting a proposed amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the Jeffersonian Condominium recorded as Document No. 20967939 on September 24, 1969, in the Cook County Recorder of Deeds Office, Chicago, Illinois. That the meeting of the Association occurred on December 3, 1997. That proper notice was given to all owners prior to such meeting and that at least 75% of the total vote of the Association attended the meeting in person or by proxy. Attached hereto as Group Exhibit A is a list of the unit owners who were represented at said meeting. At which time over 75% of all unit owners in the Association voted for the adoption of the Amendment to the Declaration of Condominium ownership. The ballots counted exceed the minimum 75% of the total vote of all possible votes, thereby, the Amendment to the Declaration of Condominium Ownership for the Jeffersonian restricting the leasing of units, was adopted and ratified.

The secretary to the Board of Managers of the Jeffersonian Condominium Association further certifies that at least ten (10) days prior to the date of this Certificate, a true and correct copy of the attached Amendment to the Declaration of Condominium Ownership was mailed by certified mail to all mortgagees having a bona fide lien of record against any unit. The following mortgagees were duly listed as bona fide lien holders:

Bank One Mortgage Corporation
First Federal Bank
NBD Mortgage Company
Dime Savings Bank of New York.

IN WITNESS WHEREOF, the Secretary of the Jefferson Condominium Association has caused its name to be attached to this Certificate and Affidavit, this 3rd day of December, 1997.

Secretary, Jeffersonian Condominium Association

By: Patrick J. Casey
Secretary



*Robert B. Heltzer
1746 W. Irving St.
Chicago, IL 60613*

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