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COOK COUNTY
RECORDER
JESSE WHITE
MARKHAM OFFICE

97069133

Amendment to Declaration
TYPE OF DOCUMENT

MAIL TO:

NAME AND ADDRESS OF PREPARER:

Naomi H. Schuster

11800 S. 75th Ave # 100

Polos Heights IL.

60463

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AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR AUSTIN VIEW CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Austin View Condominium ("Declaration") was recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 86316220 and 86316221 and amended from time to time; and

WHEREAS, the Board of Directors has determined that an Amendment to the Declaration will benefit the safety and welfare of the members of the Association; and

WHEREAS, Article XIII, Section 7 of the Declaration provides for amendments to the Declaration; and

WHEREAS, the Board has approved the following amendment to Article VII by adding a new Section 2 to the Declaration pertaining to restrictions on leasing, notice of this proposed amendment has been signed and acknowledged by the Board and at least three-fourths (3/4) of the Unit Owners have approved the change on August 22, 1995, and a copy of the change has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership.

NOW THEREFORE, the following shall be considered an amendment to the Declaration:

Article VII, Section 2, shall be added to read as follows:

2. Restrictions on Leasing: Notwithstanding anything herein to the contrary, no Unit Owner shall be permitted to lease, or

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cause a unit to be occupied by a person other than one defined as a "Owner" or members of his/her immediate family.

If any lease to, or occupancy of, a unit, by a person other than an owner or his/her immediate family is made or attempted by any owner after August 25, 1995, such lease or occupancy shall be subject to each and every remedy, including assessment of penalties and fines established by the Board of Directors under this Declaration and as provided by the Illinois Condominium Property Act.

Any occupancy of a unit by anyone other than the owner or member of his/her immediate family shall terminate as of August 22, 1995 or upon the expiration of the occupant's existing written lease term whichever is later. No requests for exceptions shall be considered by the Board.

Dated: January 28, 1997

Marilyn Lynch Sec.

Edward G. ...

Walter J. ...

John J. ...

... ..

BEING ALL THE MEMBERS OF THE
BOARD OF DIRECTORS

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LEGAL DESCRIPTION:

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Units 1 through 18, as described in and delineated on survey attached hereto and made a part of a Declaration of Condominium made by Ford City Bank, an Illinois Corporation as trustee under Trust Agreement dated November 1, 1973, and known as Trust No. 622, and not individually, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 12, 1975, as Document No. 23078166, a subdivision of Lots 99 and 100 in Frank Delugach's "Austin Gardens" Subdivision in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.
P.I.N. 24-177-210-014-1001 thru 1018

COMMONLY KNOWN AS:

10311-15 South Austin Avenue
Oak Lawn, IL 60453

PREPARED BY AND RETURN TO:

Naomi H. Schuster
11800 S. 75th Avenue, #100
Palos Heights, IL 60463
(708)448-9081

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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AFFIDAVIT OF MAILING

Edward Clark, being first duly sworn on oath deposes and states that he is an officer of the Board and that a copy of the Amendment to Declaration 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 hereof.

Edward Clark Sworn

Subscribed and Sworn
to this 13th day of
January 1996

Naomi H Schuster
Notary Public



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