

# UNOFFICIAL COPY

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KNOLLWOOD TOWNHOME ASSOCIATION	
Salatine, IL.	
BOARD RESOLUTION TO ADOPT	
735 ILCS 5/9-102 - 217.	
OF THE CODE OF CIVIL PROCEDURE	
✓	
FM/M	

For Recorder's Use Only

WHEREAS it has come to the attention of the Board of Directors of the Knollwood Townhome Association, Inc., an IL Not-For-Profit Corporation, that the Illinois Code of Civil Procedure, 735 ILCS 5/9-102 et al., (commonly known as the Eviction Law) authorizes "common-interest community associations" to adopt the law as a remedy for the collection of unpaid common expense assessments, late charges, fines and other lawfully agreed upon expenses due the association; and

WHEREAS the Knollwood Townhome Association, under the direction of a duly elected Board, administers a common-interest community as defined in sub-section (c) of Section 9-102 of the Code of Civil Procedure; and

WHEREAS each Owner, by acceptance of a deed, vests in the Association or its Board, the right and power to bring all actions at law or lien foreclosures against such Owner for the collection of such delinquent assessments; and

WHEREAS the Board of Directors, in the interest of improving the operation and administration of the Property, and to more fully assure the collection of delinquent assessments, desires to adopt the benefits of the Forcible Entry & Detainer Statute (Eviction Law); and

RECORDING FEE \$ 27.50  
DATE 4-14-97 COPIES 6  
DR. FM/M

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THEREFORE, it is hereby resolved that the Board of Directors of the Knollwood Townhome Association, Inc., by majority vote, approve this Resolution to adopt all of the rights, remedies, and privileges accorded by Article IX of the Code of Civil Procedure; and that said Article IX shall apply to all Members of the Association in regard to the enforcement of collection of delinquent assessments, late charges, fines, or other lawfully agreed upon expenses; and

FURTHER, in order to comply with the applicable law, the Board makes the following representations in connection with the operation and administration of the Association:

(a) The Knollwood Townhome Association is an Illinois Not-For-Profit Corporation organized under the laws of the State of Illinois.

(b) The Association authorizes its members to attend all meetings of the Board of Directors, and gives notice of such meetings to all members, in the same manner as provided for condominium associations under the statute.

(c) The Association allows for open meetings and provides access to all Members, upon written request, to view the records of the Association.

(d) The Association is governed by a Declaration of Covenants, Conditions and Restrictions recorded with the Cook County Recorder as Document No. 91575038, establishing the Association.

(e) That pursuant to said Declaration, members of the Association, by virtue of their ownership of a townhome, are

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obligated to pay regular or special assessments for maintenance, repair, replacement, improvement and all taxes, insurance and other costs and expenses incident to the ownership of the common area and all facilities and improvements thereon.

(f) That this Board shall cause to deliver or mail a notice of this Resolution to all Unit Owners, Thirty (30) Days prior to its becoming effective.

(g) Attached hereto is a copy of the Notice to be sent to all Members, and a copy of the pertinent section of the Statute affecting Members of the Association.

ADOPTED by this Board this 21 day of SEP, 1997 pursuant to roll call vote as follows (a signature verifies approval of Resolution to Adopt).

*Theresa H. Hines*-----

*Cecily L. White Donnell*-----

*Susan Kirk*-----

*Andreas A. Remelt*-----

*Tara Ann Wulke*-----

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Prepared By:  
A. KENT YONKE, ESQ.  
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P.O. BOX 25  
WHEATON, IL 60189-0025  
630-668-8940

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Knollwood Townhome Association  
Palatine, IL

LEGAL DESCRIPTION: LOTS 1 THROUGH 54, BOTH INCLUSIVE, LOTS 56 THROUGH 59, BOTH INCLUSIVE, AND OUTLOT A IN KNOLLWOOD SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESSES:

1002 KNOLLWOOD DR., PALATINE, IL. 60067

1004 through 1040 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1042, 1044, 1046, 1045, 1050, 1052, 1054, 1056, and  
1058, 1060, 1062, 1064, 1066, 1068 KNOLLWOOD DR., PALATINE, IL.

1100 through 1109 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1111, 1113, 1115, KNOLLWOOD DR., PALATINE, IL 60067

1117 through 1145 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1147 and 1149 KNOLLWOOD DR., PALATINE, IL. 60067

1150 through 1153 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1155, 1159, 1161, 1163 KNOLLWOOD DR., PALATINE, IL 60067

1200 through 1212 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1214, 1216, 1218, 1220, 1222, 1224, 1226, KNOLLWOOD DR., PALATINE,  
IL.

1228 through 1256 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1258 KNOLLWOOD DR., PALATINE, IL 60067

1260 through 1279 KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive)

1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316 and  
1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334 and  
1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352 and  
1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370 and  
1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388 and  
1390, 1392, 1394, 1396, 1400, 1402, 1404, 1406, 1408 and  
1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426  
KNOLLWOOD DR., PALATINE, IL 60067 (all inclusive).

PERMANENT INDEX NUMBERS:

02-09-205-001 THROUGH 02-09-205-236 (all inclusive)

02-09-205-237 and 238 (out Lots)

Prepared by/Mail to: A. KENT YONKE, ESQ.  
P.O. BOX 25  
WHEATON, IL 60189-0025