

AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP FOR  
THE LASALLE-OAK  
CONDOMINIUM  
ASSOCIATION



This Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium made by the Board of Managers (the "Board") of the LaSalle-Oak Condominium Association (the "Association") and certain Unit Owners of the Association:

WITNESSETH:

WHEREAS, The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium was recorded in the Office of the Cook County Recorder of Deeds on September 15, 1978 as Document No. 24629028, and thereafter amended by amendments recorded as Document Nos. 95882868, 96243168 (the Declaration of Condominium Ownership and all amendments thereto being hereinafter collectively referred to as the "Declaration").

WHEREAS, Section 8 of Article 12 of the Declaration provides that, subject to certain exceptions not relevant here, the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescision, signed and acknowledged by the Board, the Owners having at least two-thirds (2/3) of the ownership of the Units and containing an affidavit by an officer of the Board certifying that a copy of the change, modification or rescision has been mailed by certified mail to all mortgagees having bona liens of record against any Unit ownership, not less than ten (10) days prior to the date of such affidavit.

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING RETURN TO:

DAVID SUGAR  
SCHWARTZ & FREEMAN  
401 N. MICHIGAN AVE., STE. 1900  
CHICAGO, IL 60611  
RECORDER'S BOX 57

COMMON ADDRESS:  
1001 N. LaSalle; 126 W. Oak;  
124 W. Oak; and 122 W. Oak  
Chicago, Illinois

PIN: 17-04-422-030- 1001 to 1005

*(M) JMM*

*1/23/98*

*JMM*

*29.00*

*6*

WHEREAS, the Board and the undersigned Unit Owners having at least two-thirds (2/3) of the ownership of the Units have approved the amendments to the Declaration set forth hereinbelow.

NOW, THEREFORE, the Board and the undersigned Unit Owners having at least two-thirds (2/3) of the ownership of the Units do hereby declare and amend the Declaration as follows:

1. The definition of Limited Common Elements in Article I of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium, as heretofore amended, is hereby further amended to read in full as follows:

**Limited Common Elements:** A portion of the Common Elements designated as being reserved for the use of a certain Unit or Units to the exclusion of other Units, or which by its nature or location is clearly intended to serve exclusively a certain Unit or Units (but less than all of the Units) or the Owner or Owners of a certain Unit or Units (but not all of the Units) shall be deemed a Limited Common Element.

2. Article VII of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium, as heretofore amended, is hereby further amended to add the following new Section 7A immediately after Section 7(p):

**7A. Maintenance, Repair and Replacement of Limited Common Elements.** Each Owner shall furnish and be responsible for, at his/her own expense all of the maintenance, repair, and replacements of the Limited Common Elements benefiting his/her Unit, in whole or in part; provided, however, (i) that at the discretion of the Board, the Board may perform, or cause to be performed, maintenance, repairs, or replacements of the Limited Common Elements benefiting one or more Units and the cost thereof shall be assessed in whole or in part to the Owner or Owners benefited thereby and, in the case of maintenance, repairs, or replacements of Limited Common Elements benefiting more than one but less than all of the Units, the cost thereof shall be assessed, in whole or in part, to the Owners benefited thereby on the basis of each benefited Owner's percentage ownership interest in the Common Elements as set forth on Exhibit B hereto, and (ii) that at the discretion of the Board, the Board may direct such Owner or Owners, in the name and for the account of such Owner or Owners, to arrange for such maintenance, repairs, and replacements, to pay the cost thereof with the funds of the Owner or Owners, and to procure and deliver to the Board such lien waivers and contractor's or subcontractor's sworn statements as may be required to protect the Property from all mechanics' or materialmen's lien claims that may arise therefrom.



Michelle Miller  
President, LaSalle-Oak Condominium Association  
1003 N. LaSalle #2  
Chicago, IL 60610

3. Except to the extent inconsistent herewith, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium, as heretofore amended, is hereby ratified and confirmed and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the President of the Board and Unit Owners having at least two-thirds (2/3) of the ownership of the Units have signed and acknowledged this Amendment to Declaration this 23rd day of January, 1998.

BOARD OF DIRECTORS OF  
LASALLE OAK CONDOMINIUM ASSOCIATION

By: Michelle Miller  
Its President

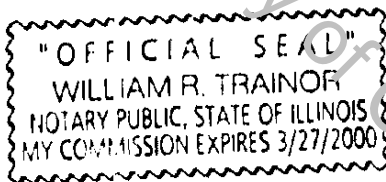
<u>Unit Owner</u>	<u>Unit Number</u>	<u>Percentage Vote/ Percentage Ownership</u>
<u>Richard Bowe</u> <u>Greta Bowe</u> Printed Name: Richard Bowe and Greta Bowe	122	41.3%
<u>Danielle Dayan</u> Printed Name: Danielle Dayan, Treasurer	124	21.0%
<u>Michelle Miller</u> Printed Name: Michelle Miller, President	1003-2	8.4%
<u>Silvia Klein</u> Printed Name: Silvia Klein, Secretary	1003-3	8.3%
	TOTAL:	79.0%

0514-0101010

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, William R. Trainor, a Notary Public in and for said County in the State aforesaid, do hereby certify that Michelle Miller, personally known to me to be the President of the LaSalle Oak Condominium Association, appeared before me this day in person and acknowledged that as such President she signed and delivered the above Amendment to Declaration as her free and voluntary act and as the free and voluntary act of the Board of Directors of the LaSalle-Oak Condominium Association, for the uses and purposes therein set forth and pursuant to her authority as President of said Board and Association.

Given under my hand and seal this 22 day of JAN., 1998.



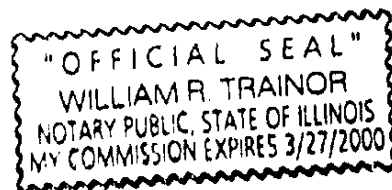
William R. Trainor  
Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, William R. Trainor, a Notary Public in and for said County in the State aforesaid, do hereby certify that the Unit Owners whose names are hereinabove subscribed appeared before me this day in person and acknowledged that they signed and delivered the above Amendment to Declaration as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 23 day of JAN, 1998.

William R. Trainor  
Notary Public



AFFIDAVIT

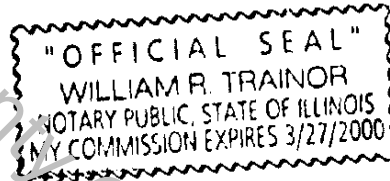
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF C O O K     )

I, Michelle Miller, being first on oath duly sworn, depose and state that I am the duly elected President of the Board of Directors of the LaSalle-Oak Condominium Association and I hereby certify that notice of the adoption of the above Amendment to Declaration has been mailed by certified mail to all mortgagees having bona liens of record against any Unit ownership, not less than ten (10) days prior to the date of this Affidavit.

Michelle Miller  
Michelle Miller

SUBSCRIBED and SWORN to before me  
this 23 day of ~~December~~, 1998.

William R. Trainor  
Notary Public



COOK COUNTY

Property of Cook County Clerk's Office

CHIEF CLERK

AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP FOR  
THE LASALLE-OAK  
CONDOMINIUM  
ASSOCIATION

JAN 23 1998

This Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium made by the Board of Managers (the "Board") of the LaSalle-Oak Condominium Association (the "Association") and certain Unit Owners of the Association:

WITNESSETH:

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WHEREAS, Section 8 of Article 12 of the Declaration provides that, subject to certain exceptions not relevant here, the Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the Board, the Owners having at least two-thirds (2/3) of the ownership of the Units and containing an affidavit by an officer of the Board certifying that a copy of the change, modification or rescission has been mailed by certified mail to all mortgagees having bona liens of record against any Unit ownership, not less than ten (10) days prior to the date of such affidavit.

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING RETURN TO:

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401 N. MICHIGAN AVE., STE. 1900  
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RECORDER'S BOX 57

COMMON ADDRESS:  
1001 N. LaSalle; 126 W. Oak;  
124 W. Oak; and 122 W. Oak  
Chicago, Illinois

PIN: 17-04-422-030-1001 to 0005

M. S. N. 1/23/98

WHEREAS, the Board and the undersigned Unit Owners having at least two-thirds (2/3) of the ownership of the Units have approved the amendments to the Declaration set forth hereinbelow.

NOW, THEREFORE, the Board and the undersigned Unit Owners having at least two-thirds (2/3) of the ownership of the Units do hereby declare and amend the Declaration as follows:

1. The definition of Limited Common Elements in Article I of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium, as heretofore amended, is hereby further amended to read in full as follows:

**Limited Common Elements:** A portion of the Common Elements designated as being reserved for the use of a certain Unit or Units to the exclusion of other Units, or which by its nature or location is clearly intended to serve exclusively a certain Unit or Units (but less than all of the Units) or the Owner or Owners of a certain Unit or Units (but not all of the Units) shall be deemed a Limited Common Element.

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3. Except to the extent inconsistent herewith, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the LaSalle-Oak Condominium, as heretofore amended, is hereby ratified and confirmed and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the President of the Board and Unit Owners having at least two-thirds (2/3) of the ownership of the Units have signed and acknowledged this Amendment to Declaration this 23rd day of January, 1998.

BOARD OF DIRECTORS OF  
LASALLE OAK CONDOMINIUM ASSOCIATION

By: Michelle Miller  
Its President

<u>Unit Owner</u>	<u>Unit Number</u>	<u>Percentage Vote/ Percentage Ownership</u>
<u>Richard Bowe</u> <u>Greta Bowe</u> Printed Name: Richard Bowe and Greta Bowe	122	41.3%
<u>Danielle Dayan</u> Printed Name: Danielle Dayan, Treasurer	124	21.0%
<u>Michelle Miller</u> Printed Name: Michelle Miller, President	1003-2	8.4%
<u>Silvia Klein</u> Printed Name: Silvia Klein, Secretary	1003-3	8.3%
	TOTAL:	79.0%

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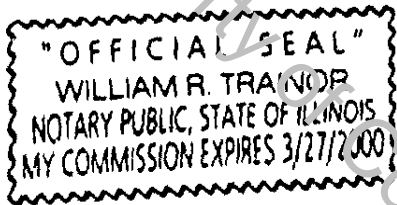


UNOFFICIAL COPY 98059430

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, William R. Trainor a Notary Public in and for said County in the State aforesaid, do hereby certify that Michelle Miller, personally known to me to be the President of the LaSalle Oak Condominium Association, appeared before me this day in person and acknowledged that as such President she signed and delivered the above Amendment to Declaration as her free and voluntary act and as the free and voluntary act of the Board of Directors of the LaSalle-Oak Condominium Association, for the uses and purposes therein set forth and pursuant to her authority as President of said Board and Association.

Given under my hand and seal this 23 day of JAN. 1998.



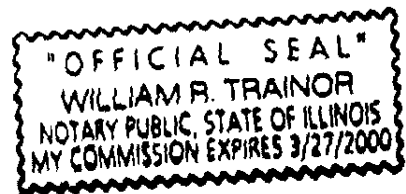
William R. Trainor  
Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, William R. Trainor a Notary Public in and for said County in the State aforesaid, do hereby certify that the Unit Owners whose names are hereinabove subscribed appeared before me this day in person and acknowledged that they signed and delivered the above Amendment to Declaration as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 23 day of JAN 1998.

William R. Trainor  
Notary Public



REGISTERED

AFFIDAVIT

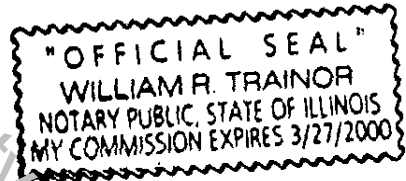
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF C O O K     )

I, Michelle Miller, being first on oath duly sworn, depose and state that I am the duly elected President of the Board of Directors of the LaSalle-Oak Condominium Association and I hereby certify that notice of the adoption of the above Amendment to Declaration has been mailed by certified mail to all mortgagees having bona liens of record against any Unit ownership, not less than ten (10) days prior to the date of this Affidavit.

Michelle Miller  
Michelle Miller

SUBSCRIBED and SWORN to before me  
this 23 day of December, 1998.

William R. Trainor  
Notary Public



Property of Cook County Clerk's Office