

**AMENDMENT
TO THE
DECLARATION OF
CONDOMINIUM FOR
THE
DOBSON-ELMWOOD
CONDOMINIUM
ASSOCIATION**



Doc# 2121822061 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 12:16 PM PG: 1 OF 25

For Use By Recorder's Office Only

This document is recorded for the purpose of amending Declaration of Condominium (hereafter the "Declaration") for Dobson-Elmwood Condominium Association (hereafter the "Association") which Declaration was recorded on September 5, 2003 as Document Number 0324844132 in the Office of the Recorder of Deeds of Cook County, Illinois, as amended from time to time, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to Article XIV, Section 14.01 of the Declaration. Said Section provides that the provisions of the Declaration may be changed, modified or rescinded by an instrument signed and acknowledged by all of the members of the Board, and approved by Unit Owners having no less than three-fourths (3/4) of the total vote. Further, pursuant to Article XIV, Section 14.01 of the Declaration, any amendment must also be sent by Certified Mail to all the First Mortgagees of the individual units. Any Amendment must be recorded.

RECITALS

**This document prepared by and after
recording to be returned to:**

Kerry T. Bartell, Attorney at Law
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

WHEREAS, the Board of Directors and the Owners desire to

amend the Declaration in order to provide for the orderly operation of the Property; and

WHEREAS, the following amendment has been approved by the Unit Owners having no less than three-fourths (3/4) of the total vote at a meeting held on June 8th, 2021, which approvals are attached hereto and made a part hereof; and

WHEREAS, a majority of the Board have signed and acknowledged this Amendment; and

WHEREAS, an officer of the Association has attested to said Owner approval by execution of Exhibit B attached hereto and made a part hereof; and

WHEREAS, every holder of a recorded mortgage or trust deed encumbering any one or more Units in the Property was given notice, by Certified Mail, of the Amendment to the Declaration, as evidenced by the certification attached hereto as Exhibit C.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article X of the Declaration is amended by adding the following as Section 10.09 of the Declaration:

10.09 Smoking. In order to maintain the best interests of the Association and its residents, and their health, safety and welfare, smoking is prohibited in the Common Elements, Limited Common Elements, or a Unit at the Association, effective as of the recording date of this Amendment and subject to the provisions of this Section and any Rules and Regulations adopted by the Board. The term "smoking" means inhaling, exhaling, breathing or carrying any lighted cigar, cigarette, e-cigarette, marijuana, tobacco product, or similar lighted product in any manner or in any form.

(a) Smoking is specifically not permitted:

(i) Anywhere on the interior of the building, including the common elements, limited common elements and the units.

ii) Outside of any building on the Association's property.

(iii) Limited common elements, including but not limited to the patio, terrace, or balcony or patio of any Unit.

b. The consumption of cannabis by any means other than smoking is prohibited on the Common Elements; provided that notwithstanding the foregoing, the lawful consumption of cannabis by any means other than smoking is permitted in the Units and on the Limited Common Elements.

c. Any Unit Owner or occupant may use medically prescribed marijuana in their Unit upon submission of reasonable proof of said prescription to the Board of Directors, subject to any reasonable conditions prescribed by the Board.

d. Any Unit Owner, tenant or occupant in violation of this Amendment or any Unit Owner, tenant or occupant found to be in violation of the Rules and Regulations adopted by the Board may be subject to a flat or daily fine to be determined by the Board upon notice and an opportunity to be heard.

e. In addition to the authority to levy fines against the Unit Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Unit Owner and/or their tenant or occupant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.

f. Any action brought on behalf of the Association and/or the Board to enforce this Amendment shall subject the Unit Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

g. All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.

2. Article XI of the Declaration is amended by adding the following language at the end of the paragraph:

11.01 Leases of Units. As of the effective date of this Amendment, and notwithstanding any provisions of this Declaration to the contrary, rental or leasing of Units is restricted to forty percent (40%) of the Units at any given time, and subleasing shall not be permitted. The following provisions shall also apply:

(a) The term "leasing of units" includes a transaction wherein the title holder of a Unit, who does not reside therein, permits its occupancy by persons not on title regardless of whether a formal written lease exists or if no money or any other form of consideration is paid therefore; provided that if the Unit Owner is a corporation, partnership or other business entity, such Unit Owner may allow a shareholder, partner or director holding at least 25% interest or shares in the entity to reside in the Unit without being subject to this Amendment. Additionally, the term "leasing of Units" shall include any transaction wherein possession of a Unit is provided prior to transfer of title. In no event may less than the entire Unit be leased.

(b) If an owner is currently leasing their unit as of the effective date of this Amendment, they may continue to do so until the unit is sold, transferred, or re-occupied by the Owner. ("Grandfathered Units"). All Grandfathered Units must have a

current lease on file with the Association prior to the effective date of this Amendment to qualify under this exemption. Said Grandfathered Units shall be considered as part of the forty percent (40%) permitted Units under the cap referenced herein.

(c) No Unit Owner may lease his Unit for a period of less than 6 months nor more than one (1) year. Units cannot be used for transient or hotel purposes, including, but not be limited to, nightly rentals, monthly rentals, or monthly corporate housing. Owners are prohibited from sub-leasing or having sub-tenants without the approval of the Board. The Board may impose reasonable rules upon the leasing of Units.

(d) Waiting List. In the event forty percent (40%) of the Units at the Association are currently being leased at the time of application, the Owner's name shall be added to a waiting list to be maintained by the Board or the managing agent, and the Unit may not be leased except as set forth below:

(i) To be added to the Waiting List is on a first-come, first-served basis, which shall be determined chronologically. For example, if an Owner desires to be placed on the Waiting List, they will be placed at the end of the Waiting List with the date and time of the placement ("Waiting List Date"). The Owner with the oldest Waiting List Date shall be the first person eligible to lease their Unit, should a spot open.

(ii) If there is an Owner(s) on the Waiting List, the first person on the Waiting List will be notified by the Board/Management that a Right to Rent has opened, and thereafter the Owner shall have thirty (30) days to notify the Board/Management in writing of their intent to lease. The Owner must then provide a copy of an executed lease within sixty (60) days following the Owner's notification to the Board/Management of his or her intent to lease ("Waiting List Period"); otherwise the Owner forfeits his right to lease and the Right to Rent will transfer to the next person on the waiting list.

(iii) Once a Waiting List Period concludes, the Board will then re-notify all remaining Owners on the Waiting List when a new Waiting List Period opens, and it will be the obligation of those Owners to notify the Board in writing of their desire to stay on the Waiting List no later than thirty (30) days upon notification or their name will be removed from the Waiting List.

(e) Owners may lease to blood relatives and Units leased to a blood relative(s) shall not be counted as a leased unit, however, the owner shall provide proof of the relationship between the owner and the occupant(s). Blood relatives shall be defined as parents, grandparents, grandchildren, or children (natural or adopted) of the Owner. Owners who have their Unit occupied by a blood relative shall otherwise comply with the restrictions contained herein; and may not sublease or lease less than all of the Unit to third parties.

(f) The provisions of the Illinois Condominium Property Act, the Declaration, By-Laws, other condominium instruments and Rules and Regulations that relate to the use of the individual Unit or the Common Elements shall be applicable to any person

leasing a Unit and shall be deemed to be incorporated into any lease executed or renewed on or after the effective date of this Amendment.

(g) Any Unit being leased in violation of this Amendment or any Owner found to be in violation of the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine and may be ineligible to continue leasing of their unit, to be determined by the Board of Directors upon notice and an opportunity to be heard.

(h) In addition to the authority to levy fines against the Owner for violation of this Amendment or any other provision of the Declaration, By-Laws or Rules and Regulations, the Board shall have all rights and remedies, including but not limited to the right to maintain an action for possession against the Owner and/or their tenant, under 735 ILCS 5/9-111, an action for injunctive and other equitable relief, or an action at law for damages.

(i) Any action brought on behalf of the Association and/or the Board of Directors to enforce this Amendment shall subject the Owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

(j) All unpaid charges as a result of the foregoing shall be deemed to be a lien against the Unit and collectible as any other unpaid regular or special assessment, including late fees and interest on the unpaid balance.


(k) The Board of Directors of the Association shall have the right to lease out any Association owned Units or any Unit which the Association has possession of pursuant to any court order and said Units shall not be subject to the limitations of the quantity of units being leased/rented.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

**SIGNED AND ACKNOWLEDGED THIS 8th DAY OF June, 2021
BY ALL OF THE MEMBERS OF THE BOARD OF DIRECTORS FOR DOBSON-
ELMWOOD CONDOMINIUM ASSOCIATION**





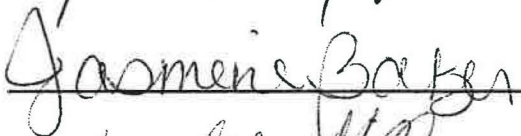




EXHIBIT A

LEGAL DESCRIPTION

Dobson-Elmwood Condominium Association

ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND 3 IN BLOCK 7 IN BRUMMEL AND CASE HOWARD TERMINAL ADDITION, IN THE NORTHWEST 114 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0324844132 IN COOK COUNTY, ILLINOIS.

Common Address: 800-806 Dobson and 118-120 Elmwood
 Evanston, IL 60202

PINs: 11-30-123-032-1001
Through and including: 11-30-123-032-1029

EXHIBIT B

CERTIFICATION AS TO OWNER APPROVAL

I, Maribeth Gibbs, do hereby certify that I am the duly elected and qualified Secretary for Dobson-Elmwood Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Amendment to the Declaration for Dobson-Elmwood Condominium Association was duly approved by the Unit Owners having, in the aggregate, at least three-fourths (3/4) of the total ownership at a meeting called on June 8th 2021, in accordance with the provisions of Article XIV, Section 14.01 of the Declaration.

Maribeth Gibbs
Secretary

Subscribed and Sworn to before me this
10 day of June, 2021.

Nathan Zepeda
Notary Public

My Commission Expires: June 16, 2021



EXHIBIT C

AFFIDAVIT AS TO MORTGAGEE CONSENT

I, Maribeth Gibbs, do hereby certify that I am the duly elected and qualified Secretary for Dobson-Elmwood Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that a copy of this Amendment was sent via Certified Mail to all Mortgagees having bonafide liens of record against any Unit Ownership, no less than then (10) days prior to the date of this affidavit.


Secretary

Subscribed and sworn to before me
this 10 day of June, 2021.


Notary Public



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1-17-2021

**PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF 09 DECEMBER, 2020**

I, (print name) PETER A. IVANOVICH, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held 09 DECEMBER, 2020, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11 day of January, 2021.
Peter A. Ivanovich (signature)

Date: 11 January, 2021

PETER A. IVANOVICH (print name)

Property Address: 806 DOBSON ST. Unit # 1
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

MR. COOPER
PO Box 818060 5801 Postal Road
CLEVELAND, OH 44181

Loan No. 0631646148 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__

I, (print name) Megan Bang & Lawrence Curley, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

- I approve of the amendments regarding leasing and smoking.
- I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 30 day of DECEMBER, 2020.

Megan Bang Lawrence Curley (signature)

Date: DECEMBER 30th, 2020

Megan Bang & Lawrence Curley (print name)

Property Address: 802 Dobson Unit # 1
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***
Chase
700 Kansas Lane, LA4-6653
Monroe, LA 71201

Loan No. 1376928877 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20____

I, (print name) Dena Bermann, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint Myself, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

- I approve of the amendments regarding leasing and smoking.
- I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 28 day of December, 2020.

Dena Bermann (signature)

Date: 12/28, 2020

Dena Bermann (print name)

Property Address: 804 Dobson St. Unit # 1
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Chase Bank
700 Kansas Lane LA4-16633
Monroe, LA 71201

Loan No. 1021615866 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

3/4/2021 2

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__

I, (print name) _____, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 4 day of March, 2021.

Melissa Masen (signature)

Date: Marc, 2021

Melissa Masen (print name)

Property Address: 800 Dobson Unit # 2
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Wells Fargo

Loan No. _____ ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20____

I, (print name) Anthony Doucette, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 20 day of February, 2021.

[Signature] (signature)

Date: 2/20, 2021

Anthony Doucette (print name)

Property Address: 804 Dobson
Evanston, IL 60202

Unit # 804-3

Name and Address of Mortgage Lender (if any):***
Wells Fargo

Loan No. (don't have available - can send) ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

114. Rayd 4/1/21

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF 03-27, 2021

I, (print name) FABIOLA MERINO, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held 03-27, 2021, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 27 day of 03-27, 2021.

Fabiola merino (signature)

Date: 03-27, 2021

FABIOLA MERINO (print name)

Property Address: 118 Elmwood Unit # 3
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***
Wells Fargo

Loan No. 0605383298 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF February _____, 2021

I, (print name) Ivan Tchorbadjiyski, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held February _____, 2021, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 18th day of February _____, 2021.

Ivan Tchorbadjiyski (signature)

Date: February 18th, 2021

Ivan Tchorbadjiyski (print name)

Property Address: 120 Elmwood Ave Unit #3
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

US Bank Home Mortgage

Loan No. 2300012008 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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**PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__**

I, (print name) Jasmine Baker, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint N/A (myself), or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 28 day of December, 2020.

Jasmine Baker (signature)

Date: December 28, 2020

Jasmine Baker (print name)

Property Address: 800 Dobson St Unit # 3
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Federal Savings Bank

1 Corporate Drive Ste 360

Wauke Zurich, IL 60047

Loan No. 1404959004 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

Rec'd
4/27/21
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PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20____

I, (print name) Masiel Rodriguez, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as full as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 11th day of April, 2021.

Masiel Rodriguez (signature)

Date: _____, 2021

_____ (print name)

Property Address: 120 Elmwood Ave Unit # 120-2
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Windsor Mortgage
P. Box 270
Carmel, IN 46032

Loan No. 1317430 ***The Association is required.

pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF February, 2021

I, (print name) Mozeffa Antkiewicz, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 10 day of February, 2021.

Mozeffa Antkiewicz (signature)

Date: 02/10/2021, 2021

MOZEFFA ANTKIEWICZ (print name)

Property Address: 800 Dobson Unit # 3
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***
Shellpoint Mortgage Servicing
1 PO Box 10826
Greenville, SC 29603-0826

Loan No. 0579938561 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

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PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20____

I, (print name) BEVERLY ANN HAYES, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 6th day of January, 2021.

[Signature] (signature)

Date: 1/6, 2021

BEVERLY ANN HAYES (print name)

Property Address: 802 Dobson St. Unit # 2
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Guaranteed Rate, Inc
Customer SVC Dept 1-866-397-7238
1 Corporate Drive, ste 360, Lake Zurich, IL 60047

Loan No. 1470578109 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__

I, (print name) Michael Kim, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint myself (Michael Kim) or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 21ST day of December, 2020.

Michael Kim (signature)

Date: December 21, 2020

Michael Kim (print name)

Property Address: 802 Dobson St. Unit # 3
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

NewRez LLC
P.O. Box 619063
Dallas, TX 75261-9063

Loan No. 0580194445 ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

1/12/21

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__

I, (print name) Andrew Belluomini, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 4th day of January, 2021.

Andrew Belluomini (signature)

Date: Jan 4, 2021

_____ (print name)

Property Address: 800 Dobson Unit # 1
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Loan No. _____ ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20____

I, (print name) ZICARDO SERNANO, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 13 day of JANUARY, 2021.

[Signature] (signature) for ZICARDO SERNANO PROP LLC

Date: 1/13, 2021

ZICARDO SERNANO (print name)

Property Address: 800 DOBSON Unit # 9
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

NONE

Loan No. NONE ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

Total: 10 ~~15~~ ~~20~~ ~~25~~

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**PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__**

I, (print name) MARIBETH GIBBS, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

- I approve of the amendments regarding leasing and smoking.
- I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 25 day of December, 2020. ballot
Maribeth Gibbs (signature)

Date: 12-25-, 2020
MARIBETH GIBBS (print name)

Property Address: 806 DOBSON ST Unit # 2
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

N/A

Loan No. _____ ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF MEMBERS, 2021

I, (print name) MILO P. HERRERA, owner of the unit listed below at the Dobson-Elmwood Condominium Association, do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20____, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly adhered to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 15th day of January, 2021.

Milo Herrera (signature)

Date: January 15, 2021

MILO P. HERRERA (print name)

Property Address: 118 ELMWOOD AVE. Unit # 11
Evanston, IL 60202

Name and Address of Mortgage Lender (if any):***

Loan No. _____ ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.

PROXY/BALLOT FOR
DOBSON-ELMWOOD CONDOMINIUM ASSOCIATION
MEETING OF _____, 20__

I, (print name) Jannine Seales (Peters), owner of the unit listed below at the Dobson-Elmwood Condominium Association do hereby constitute and appoint _____, or the Board of Directors if no name is specified, as agent for me, and in my name, place and stead, to vote as my proxy at the Association meeting to be held _____, 20__, unless sooner revoked, with full power to cast my vote as if I were then personally present, and authorize my agent to act for me and in my name and stead as fully as I could act if I were present.

In addition to the foregoing, I specifically direct my agent to cast my vote as follows:

I approve of the amendments regarding leasing and smoking.

I do not approve of the amendments regarding leasing and smoking.

I understand that if I should attend the meeting, I will be entitled to revoke this Proxy/Ballot and will receive a ballot for that meeting only. This proxy does not expire. The proxy giver's selection(s) will be strictly honored to as if he or she voted in person.

IN WITNESS WHEREOF, I have executed this proxy on the 3rd day of January, 2021.

J Seales (signature)

Date: 1/3, 2021

Jannine Seales (Peters) (print name)

Property Address: 118 Elmwood Unit # 118-2
Evansston, IL 60202

Name and Address of Mortgage Lender (if any):***

N/A

Loan No. N/A ***The Association is required, pursuant to the terms of the Declaration, to send this Amendment to all mortgagees.