



Doc#: 0700222038 Fee: \$62.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 01/02/2007 09:25 AM Pg: 1 of 20

**AMENDMENT TO THE
 AMENDED AND RESTATED
 DECLARATION OF
 CONDOMINIUM OWNERSHIP
 AND OF EASEMENTS,
 RESTRICTIONS AND
 COVENANTS FOR THE
 NORMANDY HILL
 CONDOMINIUM ASSOCIATION IV**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") for the Normandy Hill Condominium Association IV, (hereafter the "Association"), which Amended and Restated Declaration was recorded on March 23, 2005, as Document Number 0508203028, in the Office of the Recorder of Deeds of Cook County, Illinois, 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 the provisions of Article XIII, Section 7 of the Declaration which provides that the Declaration may be amended by an instrument in writing signed and acknowledged by the Board and the owners of at least three-fourths (3/4ths) of the number of 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 fide liens of record against any Unit Ownership, no less than ten (10) days prior to the date of such affidavit. The change, modification or rescission shall be effective upon recordation of such instrument in the Office of the Recorder of Deeds of Cook County, Illinois; provided however, that no provision in this Declaration may be changed, modified or rescinded so as to conflict with the provisions of the Condominium Property Act.

RECITALS

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

WHEREAS, the Board of Managers and the Owners desire to amend the Declaration in order to provide for the orderly operation of the Property; and

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

ROBERT B. KOGEN, ESQ.
 Kovitz Shifrin Nesbit
 750 Lake Cook Road
 Suite 350
 Buffalo Grove, IL 60089 — (847) 537-0500

WHEREAS, the amendment has been executed by the Board of Managers.

WHEREAS, the following Amendment has been approved by three-fourths (3/4ths) of

the owners evidenced by the attached ballots and petitions; and

WHEREAS, a copy of the Amendment has been sent by certified mail to all of the Mortgagees having bona fide liens of record as evidenced by the Certification attached hereto as Exhibit B.

NOW, THEREFORE, the Amended Declaration of Normandy Hill Condominium Association IV is hereby amended in accordance with the text which follows (deletions are struck out, additions are underlined):

1. Article VII of the Amended Declaration is amended by adding the following section 16:

"16. **Non-Smoking Building**: It is the intent of the Board of Managers and the owners that the building shall be non-smoking. As of the effective date of this amendment, smoking of cigarettes, cigars, tobacco, pipes or any other product shall be prohibited in all units and in the common elements, but not including balconies or patios. Any owners that request the right to smoke in their units and have submitted their name to the Board of Managers in writing prior to the effective date of this amendment, will be grandfathered and may continue to smoke in their unit provided it does not become a nuisance. Once the unit is sold or otherwise conveyed, the unit must become non-smoking."

2. Article XIII, Section 7 of the Amended and Restated Declaration contained a clerical error in the first sentence of the paragraph. The following shall serve to correct the clerical error and replace the first sentence of Article XIII, Section 7:

"7. **Amendment by Owners**. The provisions of Article II, Article III, Article IV, Article VI, paragraph 2(a) and 12 of Article VII, paragraph 5 of Article VIII and paragraph 7 of Article XIII of this Declaration may be changed, modified or rescinded by an instrument in writing set forth change, modification or rescission, signed and acknowledged by the Board, all of the owners and all of the mortgagees having a bona fide liens of record against any unit owner shall be..."

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

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

**APPROVAL BY THE MEMBERS OF THE BOARD OF
OF
NORMANDY HILL CONDOMINIUM ASSOCIATION IV**

We, the undersigned, are the duly appointed members of the Board of Managers of the Normandy Hill Condominium Association IV, as established by the aforesaid Amended Declaration of Condominium Ownership and Easements, Restrictions and Covenants. By our signature below, we hereby approve and consent to this Amendment for the Normandy Hill Condominium Association IV. In witness whereof, we have signed this document and cast our vote in favor of this Amendment at a duly called meeting of the Association on

September 26, 2006

Donald J. Schaffer
President (Title)

Jeanne Park
Secretary (Title)

Laura Mayo
Member ~~_____~~

Franklin Goodman
Treasurer (Title)

EXHIBIT A

LEGAL DESCRIPTION

NORMANDY HILL UNIT III, a Subdivision of part of the Southeast ¼, Southwest ¼,
Section 6-42-12 recorded June 20, 1973 as Document No. 22368487.

<u>PIN NO.</u>	<u>UNIT NO.</u>	<u>ADDRESS</u>
04-06-302-031-1001	101C	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1002	102C	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1003	103F	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1004	104K	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1005	105C	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1006	106C	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1007	107B	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1008	108D	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1009	109B	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1010	201I	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1011	202J	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1012	203K	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1013	204A	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1014	205K	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1015	206J	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1016	207I	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1017	208B	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1018	209H	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1019	210B	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1020	301E	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1021	302E	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1022	303G	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1023	304E	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1024	305E	4050 Dundee Road, Northbrook, IL 60062
04-06-302-031-1025	306H	4050 Dundee Road, Northbrook, IL 60062

PERCENTAGE OF OWNERSHIP

<u>UNIT NO.</u>	<u>% OF INTEREST</u>
101C	.041897000
102C	.041897000
103F	.038933000
104K	.033544000
105C	.041897000
106C	.041897000
107B	.032871000
108D	.040280000
109B	.032871000
201I	.042301000
202J	.042975000
203K	.033544000
204A	.036239000
205K	.033544000
206J	.042975000
207I	.042301000
208B	.032871000
209H	.039270000
210B	.032871000
301E	.049710000
302E	.049710000
303G	.036912000
304E	.049710000
305E	.049710000
306H	<u>.039270000</u>
	100%

EXHIBIT B

AFFIDAVIT OF MORTGAGEE SERVICE

I, JEANNE BARON, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Managers of Normandy Hill Condominium Association IV, and that a copy of the foregoing Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any Unit Ownership, not less than 10 days prior to the date of this in accordance with Article XIII, Section 7 of the Amended and Restated Declaration.

Jeanne Baron
Secretary of the Normandy Hill Condominium Association IV

Subscribed and sworn to before me
this 20th day of December, 2006.

Priscilla R Shade
Notary Public

