

700 Graceland

Condominium Association

July 11, 2003

Dear 700 Graceland Homeowner(s):

Enclosed please find an Amendment to the Declarations that govern 700 Graceland Condominium Association that was passed at the May 6, 2003 Board of Director's Meeting. Please make sure to attach this copy the current set of Declarations that you currently have.

Sincerely,

AMERICAN PROPERTY MANAGEMENT OF ILLINOIS, INC.

Property Manager

Encls.

COPY



Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 05/23/2003 11:42 AM Pg: 1 of 8

AMENDMENT
TO THE DECLARATION
OF CONDOMINIUM
OWNERSHIP AND BY-
LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR
700 GRACELAND
CONDOMINIUM
ASSOCIATION

This Amendment to Declaration is made and entered into the 6 day of MAY, 2003, and is an amendment to that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 700 Graceland Condominium Association, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 86421126 in 1986 ("Declaration").

WITNESSETH:

WHEREAS, the 700 Graceland Condominium Association (hereinafter referred to as "Association") is the assignee of the developer's rights as set forth and described in the Declaration; and

WHEREAS, pursuant to Article XIII, of the Declaration, the Declaration may be amended by an instrument in writing signed and acknowledged by all members of the Board, and certifying that at least 3/4ths of the unit owners have approved the Amendment in writing and containing an affidavit by an officer of the Board certifying that a copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit not less than 10 days prior to the date of such affidavit; and

WHEREAS, said instrument has been signed and acknowledged by all members of the Board, said acknowledgement being attached hereto as Exhibit B; and

WHEREAS, said instrument has been approved by at least 3/4ths of the unit owners in writing, as evidenced by the attached certificate by the President of the Association and the ballots/petitions of said owners are attached hereto; and

WHEREAS, an affidavit signed by an officer of the Association is attached hereto as Exhibit C certifying that a complete copy of the amendment has been mailed to

all mortgagees having bona fide liens of record against any Unit, not less than ten days prior to the date of such affidavit.

NOW THEREFORE, the Association hereby declares that Article XI, Section 1(f) of the Declaration be and is hereby amended as follows (additions in text are indicated by underline, deletions by strike through).

The undersigned, for the purposes set forth, hereby declare that Article XI, Section 1(f) of the Declaration shall be amended to provide the following:

~~(f). No animals of any kind shall be raised, bred, or kept in any Unit or in the common elements, except that dogs, cats, or other household pets may be kept in the Units, subject to the rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days' written notice from the Board.~~

(f). Pets, etc. No animals, reptiles, rabbits, livestock, fowl or poultry or any kind shall be raised, bred or kept in any unit or in the common elements. Dogs shall not be kept in any unit or in the common elements. Cats or other small household pets may be kept in units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred or maintained for any commercial purpose, and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon three days' written notice from the Board.

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

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION

Unit Numbers 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408, 501, 502, 503, 504, 505, 506, 507, 508, 601, 602, 603, 604, 605, 606, 607, 608, 701, 702, 703, 704, 705, 706, 707, 708 in 700 Graceland Condominium, as delineated on the survey of the following described real estate:

Lots 2 and 3 in Parson and Less's Addition to Des Plaines, being a subdivision of parts of Sections 17 and 20, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by the First National Bank of Des Plaines, as Trustee under Trust No. 16451645, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 86421126, together with said units' undivided percentage interests in the Common Elements as defined in said Declaration, in Cook County, Illinois.

PERMANENT INDEX NO. 09-17-423-029-1001 through 1048, inclusive.

EXHIBIT "C"

Affidavit of Mailing

I, PAT DOWEY, state that I am a member of the Board of Managers of the 700 Graceland Condominium Association, and hereby certify that the foregoing Amendment was mailed by Certified Mail, Return Receipt Requested, to all lien holders of record.

Dated: APRIL 7, 2003

By: Pat Dowey

Title: Pres.

Subscribed and sworn to
before me this 7 day of
April, 2003

Notary

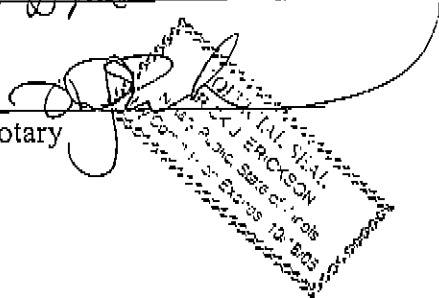


EXHIBIT "D"

Certification as to Unit Owner Approval

I, SUSAN CASSON, do hereby certify that I am the duly elected and qualified secretary for the 700 Graceland Condominium Association, and as such Secretary, I am the keeper of the books and records for the Association.

I further certify that the attached Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 700 Graceland Condominium Association, was duly approved by 3/4 of the owners, in accordance with the provisions of Article XI, Section 1(f) of the Declaration.



Secretary

Dated at Des Plaines, Illinois this

6 day of MAY, 2003.

EXHIBIT "B"

Acknowledgment by Board of Managers

We, the undersigned, are the members of the Board of 700 Graceland Condominium Association, established by the aforesaid Declaration of Condominium Ownership. By our signatures below, we hereby acknowledge to this amendment to the Declaration for the 700 Graceland Condominium Association. In witness whereof, we have signed this document and cast our votes in favor of this amendment at a duly called meeting of the Board of Managers on MAY 6, 2003.

Pat Dowey
Member of the Board of Directors

M
Member of the Board of Directors

Susan Casson
Member of the Board of Directors

Member of the Board of Directors

Matthew J. Elster
Member of the Board of Directors

Member of the Board of Directors

Jan Bursato
Member of the Board of Directors