

# SB0177



## 96TH GENERAL ASSEMBLY

State of Illinois

2009 and 2010

SB0177

Introduced 1/30/2009, by Sen. Mattie Hunter

### SYNOPSIS AS INTRODUCED:

765 ILCS 605/3

from Ch. 30, par. 303

Amends the Condominium Property Act. Makes a technical change in a Section pertaining to the submission of property to the provisions of the Act.

LRB096 06715 AJO 16799 b

A BILL FOR

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Condominium Property Act is amended by  
5 changing Section 3 as follows:

6 (765 ILCS 605/3) (from Ch. 30, par. 303)

7 Sec. 3. Submission of property. Whenever ~~the~~ the owner or  
8 owners in fee simple, or the sole lessee or all lessees of a  
9 lease described in item (x) of Section 2, of a parcel intend to  
10 submit such property to the provisions of this Act, they shall  
11 do so by recording a declaration, duly executed and  
12 acknowledged, expressly stating such intent and setting forth  
13 the particulars enumerated in Section 4. If the condominium is  
14 a leasehold condominium, then every lessor of the lease  
15 creating a leasehold interest as described in item (x) of  
16 Section 2 shall also execute the declaration and such lease  
17 shall be recorded prior to the recording of the declaration.

18 The execution of a declaration required under this Section  
19 by the lessor under a lease as described in item (x) of Section  
20 2 does not make the lessor a developer for purposes of this  
21 Act.

22 (Source: P.A. 93-474, eff. 8-8-03.)