

NOTICE OF CONDO CONVERSION AND YOUR RIGHTS AS A TENANT

This building will be declared as a condominium property on or after _____
The developer of the condominium is required to mail this notice to you by certified mail and post it at all building entrances. Chapter 13-72 of the Municipal Code of Chicago

As a tenant in a condo conversion building, you have the following rights:

#1 - Right to Notice of Condo Conversion

The condo developer mailed posted (check one) this notice on _____; therefore, the condo developer may declare this building to be a condominium on or after _____.

The following notice periods apply:

- For buildings declared condo before July 30, 2012, 120 days notice to tenants is required.
- For buildings declared condo after July 30, 2012, 180 days notice to tenants is required, but tenants who are over 65, blind, deaf or unable to walk without assistance are entitled to 210 days notice.

No occupied unit may be shown to any prospective purchaser within 30 days of this notice.



Condos are considered to be “converted” on the day that the developer files a “declaration of condominium” with the Cook County Recorder of Deeds. Filing this declaration is the legal act that changes a building into a condominium. Building construction may begin prior to or after the filing of this declaration.

#2 - Right to Lease Extensions

You may extend your lease on the same terms and conditions as your current lease. Extension periods are:

- For buildings declared condo before July 30, 2012, tenants have a right to a 120-day lease extension.
- For buildings declared condo after July 30, 2012, tenants have a right to a 180-day lease extension, but tenants who are over 65, blind, deaf or unable to walk without assistance have a right to a 210-day lease extension.

To exercise this right, you must hand-deliver or mail a written request for a lease extension within **30 days of receiving this notice** to the following name and address: _____

#3 - Right to Relocation Assistance

You may have the right to receive a relocation assistance payment from your landlord in the amount of your current monthly rental payments, but the payment may be no less than \$1,500 per rental unit and no more than \$2,500 per rental unit. You may qualify to receive a relocation assistance payment if: (a) you are a tenant in the building as of the date of this notice, (b) your primary residence is in this building, and (c) you have a household income no greater than 120% of the PMSA Median income.

Relocation assistance is in addition to your security deposit and landlords may not reduce your relocation assistance payment for any reason, except to offset unpaid rent that a tenant has not validly withheld by law. Your landlord must deliver relocation assistance within 7 days after you completely vacate your rental unit.

To exercise this right, you must hand-deliver or mail a written request for relocation assistance **within 30 days of receiving this notice** to the following name and address: _____

#4 - Right to Purchase Condo Unit

You have the right to purchase your unit as a condo before anyone else. To exercise this right, you must hand-deliver or mail a written request to purchase **within 30 days of receiving this notice** to the following name and address: _____

If you believe any of your above rights are violated, you should seek the advice of an attorney. You may also call 311.

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