

UNOFFICIAL COPY

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Cook County Recorder 38.50



0021162481

COOK COUNTY
RECORDER
EUGENE "BENE" R. F.
MAY 2003 OFF.

**AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR NEWPORT CONDOMINIUM TO TRANSFER A GARAGE RIGHT**

This Amendment is made and entered into by and between Juan Carlos Ibarra, Independent Executor of the Estate of Leroy P. Williams, Jr., hereinafter "First Party, and Cecilie T. Ries, hereinafter "Second Party"

WITNESSETH

WHEREAS, First Party acquired ownership of a non-exclusive Garage Right No. 174, a limited common element, consisting of the right to park one passenger automobile in the garage delineated on the survey attached to the Declaration of Condominium Ownership for the Newport Condominium (the "Declaration"), which Declaration was recorded in the Cook County Recorder's Office on November 21, 1978, as Document Number 24730609, which Garage Right ownership was acquired by the First Party by an amendment to the Declaration recorded with the Cook County Recorder of deeds as Document Number 90394642; and

WHEREAS, Section 26 of the Illinois Condominium Property Act (the "Act") provides that an owner may transfer their right to the exclusive use of a limited common element appertenant to their unit to another unit by recording an amendment to the Declaration; and

WHEREAS, Section 26 of the Act further provides that a copy of the amendment shall be delivered to the condominium Board of Directors; and

WHEREAS, Article Two, Section 2.14 (Lease or Transfer of Garage Rights) of the Declaration permits the sale and transfer of a Garage Right between unit owners, provided it is with the written consent of the first mortgage, if any; and

WHEREAS, First Party desires to sell, transfer, assign and quitclaim the aforesaid Garage Right No. 174 to Second Party; and

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WHEREAS, First Party has placed no mortgage on said Garage Right; and

WHEREAS, Second Party is the owner of Unit Number 1410S in the Newport Condominium.

NOW, THEREFORE, for and in consideration of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, it is hereby agreed as follows:

1. First Party does hereby sell, transfer, assign and quitclaim to the Second Party all of his right, title and interest in the non-exclusive Garage Right No. 174, a limited common element, and hereafter the Second Party shall have the right to park one passenger automobile in the garage comprising a part of the Newport Condominium.

2. Immediately upon the recording of this Instrument the aforesaid non-exclusive Garage Right shall henceforth be considered and treated as appurtenant to and shall run with the title to Unit Number 1410S in the Newport Condominium.

3. This Amendment shall be binding upon and shall inure to the parties hereto and their successors and assigns and to any person having at any time any interest or estate in the property described above.

IN WITNESS WHEREOF, the parties have executed this Amendment this 25 day of September, 2002, at Chicago, Illinois.



JUAN CARLOS IBARRA, First Party



CECILIE T. RIES, Second Party

Office

ACKNOWLEDGEMENT OF JUAN CARLOS IBARRA

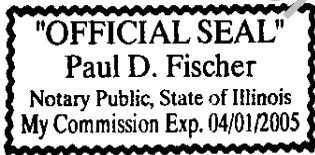
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Juan Carlos Ibarra, personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that he signed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 25 day of September, 2002



NOTARY PUBLIC



Property of Cook County Clerk's Office

ACKNOWLEDGEMENT OF JUAN CARLOS IBARRA

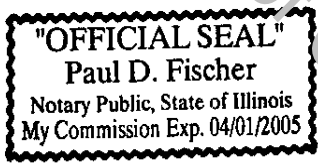
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Juan Carlos Ibarra, personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that he signed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 25 day of September, 2002

Paul Fischer

NOTARY PUBLIC



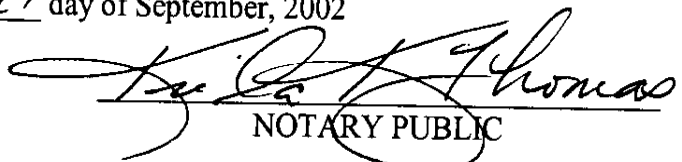
Property of Cook County Clerk's Office

ACKNOWLEDGEMENT OF CECILIE T. RIES

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Cecilie T. Ries, personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that she signed and delivered the said Instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 27 day of September, 2002


NOTARY PUBLIC



Property of Cook County Clerk's Office

ACKNOWLEDGEMENT OF CECILIE T. RIES

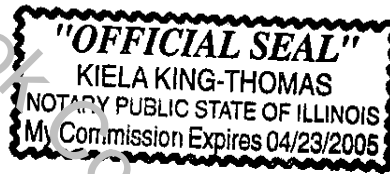
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Cecilie T. Ries, personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that she signed and delivered the said Instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 27 day of September, 2002

Kiela King-Thomas

NOTARY PUBLIC



Property of Cook County Clerk's Office

CERTIFICATION OF DELIVERY OF A COPY TO THE BOARD OF DIRECTORS FOR THE NEWPORT CONDOMINIUM ASSOCIATION

I, John Nordquist, hereby certify that on the 27th day of September, 2002, I personally delivered a duplicate original of this Instrument to Betty Valkmar, the managing agent for the Newport Condominium Association.

[Signature]
AS AGENT

CONSENT OF NEWPORT CONDOMINIUM ASSOCIATION

Newport Condominium Association, an Illinois not-for-profit corporation, hereby consents on its behalf and on behalf of all owners of garage rights to the foregoing transfer and Amendment to the Declaration, pursuant to the authority granted to it by Article Two, Section 2.14 of the Declaration.

Newport Condominium Association

By: Betty Valkmar
Its President

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

NON-EXCLUSIVE GARAGE RIGHT NO. 174 IN THE NEWPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY ON A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL BEING THE ARCOF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24730609 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 20-12-100-003-1501

THIS DOCUMENT PREPARED BY:
PAUL D. FISCHER
SHERSKY & FROELICH LTD
SUITE 2500
444 N. MICHIGAN
CHICAGO, IL 60611

RETURN TO:
LARRY SIEGEL
750 LAKE COOK RD #350
BUFFALO GROVE, IL 60089

