

UNOFFICIAL COPY



Doc#: 0534332092 Fee: \$38.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2005 11:16 AM Pg: 1 of 8

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDATION SHOULD BE
RETURNED TO:

Julian Mickelson
1151 N. STATE ST.
Suite 267
CHICAGO, IL 60610

**PARKING SPACE TRANSFER AMENDMENT
TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE TOWERS CONDOMINIUM ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for The Towers Condominium (hereafter the "Association"), which Declaration was recorded on September 28, 1979, as Document No. 25169127 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 Paragraph 8(c) of the aforesaid Declaration and Sections 17 and 26 of the Illinois Condominium Property Act (the "Act"). Said Paragraph 8(c) of the Declaration provides that a Unit Owner may transfer, to another Unit Owner, the Parking Space (limited common element) appurtenant to his/her Unit, subject to the consent of the holder of a first mortgage upon the Unit, upon the recording of an amendment to the Declaration in accordance with Section 26 of the Act. Section 26 of the Act provides that each transfer of limited common elements shall be made by an amendment to the Declaration executed by all unit owners who are parties to the transfer and consented to by all other unit owners who have any right to use the limited common elements affected and further provides that the amendment shall contain a certificate showing that a copy of the amendment has been delivered to the Board of Managers of the Association, and shall contain a statement from the parties involved in the transfer which sets forth any change in the parties' proportionate shares of the common elements. Section 17 of the Act provides that the amendment shall be executed by the President of the Association or such other officer authorized by the Board of Managers. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

1401-N 17-04-224-047-1256

402 S 17-04-224-047-1011

UNOFFICIAL COPY

THE TRANSFEREE (IDENTIFIED BELOW) IS RESPONSIBLE FOR RECORDING THIS AMENDMENT AND PROVIDING A CERTIFIED COPY THEREOF TO THE ASSOCIATION. THE TOTAL CHANGE OF PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS UPON THE EFFECTIVE DATE OF THIS AMENDMENT, SHALL BE AS FOLLOWS:

New Percentage of Ownership in the Common Elements

<u>Unit No.</u>	<u>Unit Percentage of Ownership</u>	<u>Parking Space No.</u>	<u>Parking Space Percentage of Ownership</u>	<u>Total Percentage of Ownership (both Unit and Parking Space)</u>
<u>1401 N</u>	<u>0.4413 (+)</u>	<u>NONE</u>	<u>0</u>	<u>0.4413 ✓</u>
<u>402 S</u>	<u>0.4344 (-)</u>	<u>718, 108, 70</u>	<u>0.0991</u>	<u>0.5335 ✓</u>

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Owner of Unit # 1401 N (the "Transferor") desires to transfer and the Owner of Unit # 402 S (the "Transferee") desires to receive the Parking Space # 70, and to amend the Declaration to reflect this transaction; and

WHEREAS, this amendment has been executed by the Transferor and Transferee (and there being no other Unit Owners having any right to use the limited common elements affected), executed by the President of the Association or such other officer authorized by the Board of Managers, and consented to by the holder of the first mortgage (if any) upon the Unit of the Transferor, and contains a statement from the Transferor and Transferee which sets forth the changes in the parties' proportionate shares of the common elements, and a copy of the amendment has been delivered to the Board of Managers of the Association, all in compliance with Paragraph (c) of the Declaration and Sections 17 and 26 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership for The Towers Condominium is hereby amended in accordance with the text which follows:

1. Parking Space # 70, as shown on Exhibit B to the Declaration, is hereby transferred from the Unit Owner of Unit # 1401 N to the Unit Owner of Unit # 402 S.

1401 N 17-04-224-047-1256

402 S. 17-04-224-047-1011

UNOFFICIAL COPY

2. The percentage of ownership in the Common Elements for the Transferor's Unit is reduced and for the Transferee's Unit is increased in accordance with Exhibit B-1 hereto.

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

END OF TEXT OF AMENDMENT

Property of Cook County Clerk's Office

1401N 17-04-224-047-1256
402S 17-04-224-047-1011

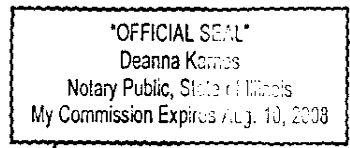
UNOFFICIAL COPY

UNIT OWNERS' CONSENT

The undersigned are all of the Unit Owners who are parties to the transfer of Parking Space # 20 in The Towers Condominium, there being no other Unit Owners having any right to use the limited common elements affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration of Condominium Ownership for The Towers Condominium and certify delivery of the foregoing Amendment to the Board of Managers of said Condominium.

Executed this 2nd day of December, 2005

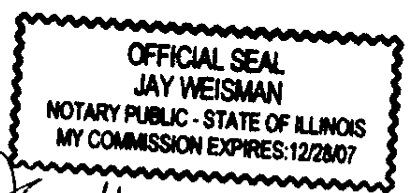
Transferor: 1. [Signature]
(Seller) JULIA DADES 1401-N
Owner's Printed Name/Unit No.



Deanna Karnes 12/2/2005

* 2. _____
Owner's Printed Name/Unit No.

Transferee: 1. [Signature]
(Buyer) JULIAN MICKELSON
Owner's Printed Name/Unit No.



* 2. [Signature]
JONATHAN MICKELSON
Owner's Printed Name/Unit No.

[Signature] 12/5/05

* If there is more than one owner, all owners should sign this amendment.

1401N 17-04-224-047-1256
402S 17-04-224-047-1011

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CONSENT OF FIRST MORTGAGEE OF TRANSFEROR'S UNIT

The undersigned is the holder of a first mortgage upon Unit # _____ in The Towers Condominium, and does hereby consent to the transfer of Parking Space # _____ as described in the foregoing amendment to the Declaration.

Executed this _____ day of _____, 20____.

First Mortgagee Printed Name

By: _____
Its _____

This instrument was acknowledged before me on _____, 20____ by _____ as _____ of _____

Notary Public

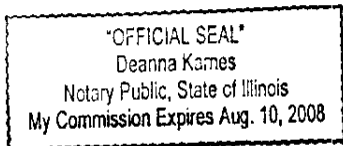
(OR)

The undersigned is/are the Unit Owner(s) of Unit # 1401-N in The Towers Condominium and state that there is no first mortgage upon said Unit.

Johan Jades

Johan Jades
Unit Owner's Printed Name

Unit Owner's Printed Name



Signed and sworn to before me this 2 day of DECEMBER, 2005

Deanna Karnes

Notary Public

1401N 17-04.224-047-1256
402S 17-04 224 - 047-1256 1011

UNOFFICIAL COPY

EXECUTION BY PRESIDENT (OR OTHER AUTHORIZED OFFICER)

Pursuant to Section 17 of the Illinois Condominium Property Act, the undersigned President (or other duly authorized officer) hereby executes the foregoing amendment to the Declaration of Condominium Ownership for The Towers Condominium.

Paul S. Shultz
Its (President) Paul S. SHULTZ

Property of Cook County Clerk's Office

1401N - 17-04-224 - 047 - 1256
402S 17-04-224 - 047 - 1011

UNOFFICIAL COPY

EXHIBIT "A" Legal Description

Unit Numbers 201-S, 202-S, 203-S, 204-S, 205-S, 206-S, 209-S, 210-S, 212-S, 401-S through 412-S, 601-S, 602-S, 603-S, 604-S, 606-S, 607-S, 608-S, 609-S, 610-S, 611-S, 612-S, 801-S through 812-S, 1001-S through 1201-S, 1202-S, 1203-S, 1204-S, 1205-S, 1206-S, 1207-S, 1209-S, 1210-S, 1211-S, 1212-S, 1401-S, 1402-S, 1403-S, 1404-S, 1405-S, 1406-S, 1407-S, 1409-S, 1410-S, 1411-S, 1412-S, 1601-S through 1612-S, PH 1-S, PH 6-S, PH 7-S, PH 8-S, PH 9-S, PH 10-S, PH 11-S, PH 12-S, 201-N, 202-N, 203-N, 204-N, 205-N, 206-N, 207-N, 209-N, 210-N, 212-N, 401-N through 412-N, 601-N through 612-N, 801-N, 802-N, 803-N, 804-N, 805-N, 806-N, 807-N, 809-N, 810-N, 811-N, 812-N, 1001-N through 1012-N, 1201-N, 1202-N, 1203-N, 1204-N, 1205-N, 1206-N, 1207-N, 1209-N, 1210-N, 1212-N, 1401-N through 1412-N, 1601-N through 1612-N, PH 1-N, PH 6-N, PH 7-N, PH 8-N, PH 9-N, PH 10-N, PH 11-N and PH 12-N, in the Towers Condominium as delineated on a survey of the following described parcels of real estate:

Parcel 1:

The South West 1/4 of Lot 2 (except that part thereof, taken or used for alley), in Bronson's addition to Chicago, in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 2 and 3 (except that part of said lots, taken or used for alley), in the subdivision of Lot 1, in Bronson's addition to Chicago, in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 6 in the Subdivision of the West 1/2 of Lots 4, 5 and 6 in the subdivision of Lot 1 in Bronson's addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 1221 N. Dearborn Parkway
Chicago, Illinois 60610

Permanent Index Numbers: 17-04-224-047-1001 through and including
17-04-224-047-1234

1401N. 17-04-224-047-1256
402S 17-04-224-047-1011

UNOFFICIAL COPYEXHIBIT "B-1"Percentage of Ownership in the Common Elements

<u>Unit No.</u>	<u>Unit Percentage of Ownership</u>	<u>Parking Space No.</u>	<u>Parking Space Percentage of Ownership</u>	<u>Total Percentage of Ownership (both Unit and Parking Space)</u>
1401N	0.4413	0	0	0.4413
402S	0.4344	7,810,870	0.0991	0.5335

856687_1 / 10733-0001

1401N 17-04-224-047-1256
 402S 17-04-224-047-1011