

# UNOFFICIAL COPY



0635656104

This instrument was prepared by  
and after recording return to:

Michael Pine  
1210 Chicago Avenue  
Unit 503  
Evanston, Illinois 60202

Mail subsequent tax bills to:

Jim Hardy  
c/o Braeside Condominium Management Ltd.  
660 LaSalle Place, Suite 2C  
Highland Park, Illinois 60035

Doc#: 0635656104 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/22/2006 02:31 PM Pg: 1 of 5

For Recorder's Office Use Only

## 1210-1236 Chicago Avenue Condominium Association

### ASSIGNMENT OF PARKING AND STORAGE SPACES

This Assignment of parking and storage spaces ("Assignment") is made and entered into as of this 18 day of December, 2006 by and between Justyna Roszak ("Roszak") and the 1210-1236 Chicago Avenue Condominium Association, an Illinois not-for-profit corporation ("Association"). Capitalized terms used, but not defined in, this Assignment shall have the same meanings as in that certain Declaration of Condominium Ownership for 1210-1236 Chicago Avenue Condominium recorded with the Recorder of Deeds of Cook County, Illinois on December 28, 2001, as Document No. 0011237861 (as amended from time to time, the "Declaration").

**WHEREAS**, Roszak is the Owner of the real estate situated in the County of Cook, State of Illinois, and located in a certain condominium development located at 1210-1236 Chicago Avenue, Evanston, Illinois 60202 ("Condominium") which was established pursuant to the Declaration; which real estate is more particularly described on Exhibit "A" attached hereto.

**WHEREAS**, control of the Association has been transferred to the Unit Owners who have elected a Board of Managers to administer and govern the affairs of the Association pursuant to the Illinois Condominium Property Act; and

**WHEREAS**, Roszak represents and warrants that at the time this Assignment is executed and delivered that there shall be no liens, claims or encumbrances affecting Parking Spaces P-129A, P-129B and P-136 and Storage Spaces S-129A, S-129B and S-136A (collectively, the "Assigned Spaces") other than the Covenants, Conditions and Restrictions of record (including the Declaration) which generally effects all Units in the Condominium, and that Roszak possesses the sole authority to execute this Assignment in favor of the Association; and

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## Exhibit "A"

### Legal Description

Address: 1236 Chicago Avenue Unit D704, Evanston, Illinois 60202

PIN: 11-19-105-040-1103

PARCEL 1: UNIT NUMBER D704 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-117, P-129A, P-129B, P-136 AND P-159 AND STORAGE SPACES S-117, S-17B, S-129A, S-129B, S-136A AND S-159, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

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**WHEREAS**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, Roszak hereby transfers and assigns the Assigned Spaces to Association.


**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bond, Roszak and the Association agree as follows:

1. Roszak hereby transfers, assigns and sets over to the Association, its successors and assigns, all rights, title and interest of Roszak in and to the Assigned Spaces. The Association hereby consents to the foregoing Assignment. This Assignment is being made to the Association without any restriction whatsoever.
2. It is understood that the Board of Managers on behalf of the Association retains the right to execute a further Assignment of one or more or all of the aforesaid parking spaces, with or without consideration and upon such Assignment, the aforesaid parking spaces will constitute Limited Common Elements appurtenant to Units of the Association subject to any restrictions contained in the Declaration and Condominium Property Act of the State of Illinois.
3. This Assignment may be executed in any number of counter-parts, each of which shall be considered an original for all purposes; provided, however, that all such counter-parts shall constitute one and the same instrument.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]**


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**IN WITNESS WHEREOF**, Roszak and the Association have executed this Assignment as of the day and year first above written.

  
\_\_\_\_\_  
Justyna Roszak

Assignment accepted by:

**1210-1236 CHICAGO AVENUE  
CONDOMINIUM ASSOCIATION**, an  
Illinois not-for-profit corporation

By:   
\_\_\_\_\_  
Its: President

Property of Cook County Clerk's Office

