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Doc#: 0923212001 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2009 08:15 AM Pg: 1 of 6

GARAGE SPACE

AGREEMENT

for

2327 W. Wolfram Street,
Unit 511, Parking Space 53,
Chicago, Illinois, 60618

090178100023

GARAGE SPACE AGREEMENT

THIS GARAGE SPACE AGREEMENT is made the 23rd day of June, 2009 ("Agreement"), by and between Norbert Klaucens ("Klaucens") and the Wolfram Towers Homeowners Condominium Association, 2305-2337 W. Wolfram, Chicago, Illinois, by and through its duly elected Board of Directors ("Association"), and the Salvation Army owner of Unit 415, 2327 W. Wolfram Street, Chicago, Illinois.

RECITALS

WHEREAS, Klaucens is the legal title holder to the property commonly known as Unit 511, 2327 W. Wolfram Street, Chicago, Illinois, 60618;

WHEREAS, the Salvation Army is the legal title holder to the property commonly known as Unit 415, 2337 W. Wolfram Street, Chicago, Illinois, 60618;

WHEREAS, both Klaucens and the Salvation Army were deeded parking space 61, a limited common element of the above-stated Association;

WHEREAS, Norbert Klaucens and his predecessors in title to the property, Thomas A. Manion and Nicole Y. Klaucens, have parked in parking space P-53 since the property was purchased by Thomas A. Manion and Nicole Y. Klaucens on or about October 2, 2003;

Attorneys' Title Guaranty Furd, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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WHEREAS, the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Wolfram Towers Homeowners Condominium Association recorded December 14, 2000 as document number 00984625, as amended from time to time, does not state which units are assigned parking spaces P-61 and P-53;

WHEREAS, Klaucens desires to continue to use parking space P-53 and to convey to his successors in interest said parking space upon sale of Unit 511;

WHEREAS, the Salvation Army desires to continue to use parking space P-61;

WHEREAS, Klaucens, the Salvation Army and Association consent to such use of the parking spaces;

WHEREAS, Association has checked its records and its records indicate that Unit 511 has the exclusive use of parking space P-53, and Unit 415 has the exclusive use of parking space P-61;

WHEREAS, Klaucens and Association hereby agree that all of the terms and conditions of this Agreement shall run with and encumber Unit 511 with the legal description as attached hereto as Exhibit A-1.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree hereby as follows:

1. The recitations set forth in the foregoing Recitals are material to this Agreement and are expressly incorporated into and made a part of this Agreement as fully as though set forth in their entirety in this Paragraph 1.
2. Klaucens, Salvation Army and Association hereby consent to Klaucens and his successors in interest to Unit 511, exclusive use of parking space P-53.
3. Klaucens, Salvation Army and Association hereby consent to Salvation Army and its successors in interest to Unit 415, exclusive use of parking space P-61.
4. The consent hereby created shall be perpetual and constructed as a covenant running with the land, subject to the conditions, reservations and covenants contained in the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Wolfram Towers Homeowners Condominium Association as amended from time to time.

IN WITNESS WHEREOF, Norbert Klaucens, Salvation Army and Association have signed this Agreement to be effective the 23rd day of June, 2009.

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EXHIBIT A-1

PARCEL 1: UNIT 511 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BUILDING 2327 WEST WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 14, 2000, AS DOCUMENT NUMBER 00984625, AS AMENDED FROM TIME TO TIME, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE USE OF P-53, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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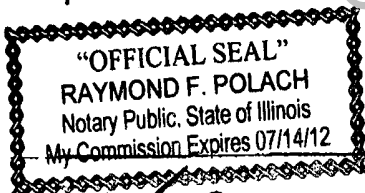
Norbert Klaucens

STATE OF ILLINOIS

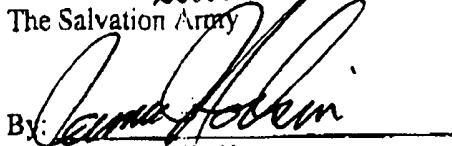
COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that NORBERT KLAUCENS, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: 7/1/09 (SEAL)

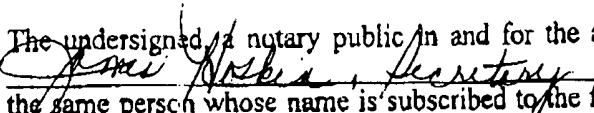

Notary Public

The Salvation Army

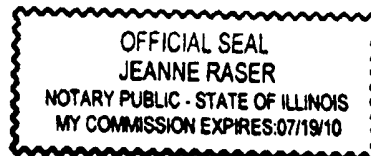
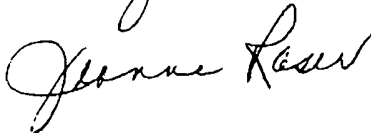
By: 
James Hoskin
Title: Secretary

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that  Secretary, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: June 30, 2009 (SEAL)



UNOFFICIAL COPY

Norbert Klaucens

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that NORBERT KLAUCENS, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: _____ (SEAL)

Notary Public

The Salvation Army

By: _____
James Hoskin

James Hoskin

Title: _____

Secretary

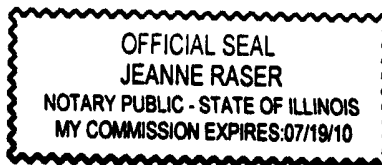
STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that *James Hoskin, Secretary*, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: *June 30, 2009* (SEAL)

Jeanne Raser



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Notary Public

Wolfram Towers Homeowners Condominium Association

By: *Stephanie B. Kiddle*
Stephanie B. Kiddle

Its PRESIDENT

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that Stephanie B. Kiddle 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: July 2, 2009 (SEAL)

Notary Public

Linda Wlezien

Prepared by: Raymond F. Polach, Attorney
1111 Plaza Drive, Suite 380
Mail to: Schaumburg, Illinois 60173
847-517-2000

