

UNOFFICIAL COPY



THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Doc#: 1036229057 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2010 11:49 AM Pg: 1 of 7

Peter T. Wall, Esq.
Petacque & Wall, LLC
1200 North Ashland Avenue
Suite 600
Chicago, Illinois 60622

**CERTIFICATE OF AMENDMENT
TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS, COVENANTS, AND BY-LAWS FOR
AVENUE EAST CONDOMINIUM**

(WITHOUT CHANCE OF PERCENTAGE OWNERSHIP INTEREST)

This Certificate of Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for Avenue East Condominium (this "Certificate of Amendment") is made this 19th day of December, 2010 by Orange Blue, LLC, an Illinois limited liability company ("Declarant").

RECITALS

A. Declarant made and entered into the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Avenue East Condominium, which Declaration was recorded with the Recorder of Deeds for Cook County, Illinois, on September 10, 2007 as Document Number 0725315094 (as amended from time to time, the "Declaration").

B. Unit Owners may transfer Limited Common Elements appurtenant to their Units as provided in the Declaration and the Illinois Condominium Property Act (the "Act").

C. Declarant owns fee simple title to unsold Units in the Condominium to which Limited Common Elements are appurtenant.

D. Declarant now desires to transfer all of its right, title and interest in Limited Common Element Parking Space No. 223 (the "LCE") to the Unit Owner of Unit No. 25E (the "Unit"), making the LCE appurtenant to the Unit, all in accordance with the Declaration and the Act, as described on **Exhibit A** attached hereto.

CTCC DZ
8823635
ROM/mcay 1 of 2 all

Box 400-CTCC
RECORDING FEE 48
DATE 12/28/10 COPIES 6X
OK BY AE

TAS

UNOFFICIAL COPY

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant and the Unit Owner hereby amend the Declaration as follows:

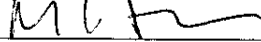
1. The foregoing recitals are hereby incorporated by reference as if set forth fully herein. All capitalized terms not defined in this Certificate of Amendment shall have the same meanings ascribed thereto in the Declaration.
2. Declarant hereby transfers the LCE to the Unit Owner, and the Unit Owner hereby accepts such transfer, making the LCE appurtenant to the Unit described on **Exhibit A**.
3. No changes are being made to the Unit Owner's proportionate ownership interest in the Common Elements by reason of this transfer.
4. Other than as hereby amended, the Declaration shall remain in full force and effect without further modification.

[Signature Pages Follow]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Orange Blue, LLC an Illinois limited liability company, has caused this Certificate of Amendment to be signed this 17th day of December, 2010.

ORANGE BLUE, LLC, an Illinois limited liability company

By: 
Name: Michael W. Husman
Title: Authorized Signatory

Property of Cook County Clerk's Office

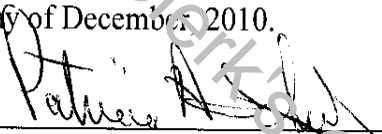
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, Patricia A. Schulz a Notary Public in and for the County and State aforesaid, do hereby certify that Michael W. Husman, as an Authorized Signatory of Orange Blue, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of December, 2010.


Notary Public

My Commission Expires:



UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Amendment to be signed this 20th day of December, 2010.

Unit Owner of Unit 25E
Transferee of Limited Common
Element Parking Space No. 223, Kevin M. Dwyer
and Ann Danner, as joint tenants

KEVIN M. DWYER
Printed Name: Kevin M. Dwyer

ANN DANNER
Printed Name: Ann Danner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Kevin M. Dwyer is 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, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of December, 2010.

Kevin M. Dwyer

Kerrie Johnson
Notary Public
My commission expires: 7/7/14

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

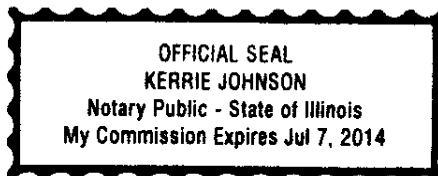


The undersigned, a Notary Public in and for said County and State, does hereby certify that Ann Danner is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of December, 2010.

Ann Danner

Kerrie Johnson
Notary Public
My commission expires: 7/7/14



UNOFFICIAL COPY

CONSENT OF MORTGAGEE

MB Financial Bank, N.A., holder of a Mortgage on the Property dated July 2, 2008, and recorded July 10, 2008 as Document No. 0819233100 (as amended), hereby consents to the execution and recording of the within Certificate of Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Avenue East Condominium.

IN WITNESS WHEREOF, MB Financial Bank, N.A., has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf; all done in Chicago, Illinois on this 17th day of December, 2010.

MB FINANCIAL BANK, N.A.

By: *Matthew T. Robertson*
Name: Matthew T. Robertson
Its: Assistant Vice President

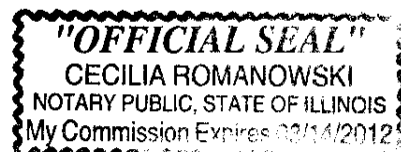
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Cecilia Romanowski, a Notary Public in and for said County and State, do hereby certify that MATTHEW T. ROBERTSON, the AVP of MB Financial Bank, N.A., as such MATTHEW T. ROBERTSON, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as Assistant Vice President free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of December, 2010.

Cecilia Romanowski
Notary Public

My Commission Expires:
3-14-2012



UNOFFICIAL COPY

EXHIBIT A

Pursuant to this Certificate of Amendment, the following Limited Common Element is hereby made appurtenant to Unit 25E in Avenue East Condominium, Chicago, Illinois.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. **223**, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2007 AS DOCUMENT NUMBER 0725315094, AS AMENDED FROM TIME TO TIME.

Unit Owner(s): Kevin M. Dwyer and Ann Danner, as joint tenants

Address: Unit 25E, 160 East Illinois Street, Chicago, Illinois

PIN: 17-10-126-011-1133

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008823635 D1
STREET ADDRESS: 160 EAST ILLINOIS ST PARKING SPACE 223
CITY: CHICAGO COUNTY: COOK
TAX NUMBER:

LEGAL DESCRIPTION:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-223 IN THE AVENUE EAST CONDOMINIUM, A LIMITED COMMON ELEMENT AS SET FORTH AND DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 1/2 OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725315094 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Approved for Cook County Clerk's Office