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AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR THE
PARKSHORE CONDOMINIUM ASSOCIATION
(UNIT 3807 - UNIT 1108)
(TRANSFER OF
VALET PARKING RIGHT)



Doc#: 1128510046 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2011 04:07 PM Pg: 1 of 9

This Amendment ("Amendment") to the Declaration of Condominium Ownership for the Parkshore Condominium Association ("Association")

WITNESSETH:

WHEREAS, the real estate described on Exhibit A hereto and commonly known as 195 North Harbor Drive, Chicago, Illinois was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to a Declaration of Condominium Pursuant to The Condominium Property Act - The Parkshore Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 95414356 (the "Declaration"). All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

WHEREAS, PHILLIP R. and DINA SANTORO (the "Unit 3807 Owner") are the record owners of Unit 3807 in the Parkshore Condominium Association (the "Association").

WHEREAS, a Valet Parking Right is assigned to said Unit 3807 as Limited Common Element appurtenant to Unit 3807.

WHEREAS, LAWRENCE M. and REGINA D. FLIGHT (the "Unit 1108 Owner") are the record owners of Unit 1108 of the Association.

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING RETURN TO:

COMMON ADDRESS:
195 N. HARBOR DR.
CHICAGO, ILLINOIS

HOWARD S. DAKOFF
2 NORTH LASALLE STREET
SUITE 1300
CHICAGO, ILLINOIS 60602

PINS: 17-10-401-014-1332 (Unit 3807)
17-10-401-014-1090 (Unit 1108)

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WHEREAS, the Unit 3807 Owner and the Unit 1108 Owner are desirous of transferring the subject Valet Parking Right from Unit 3807 to Unit 1108.

WHEREAS, the Declaration and Section 26 of the Act provide that Valet Parking Rights and other Limited Common Elements may be transferred between Unit Owners by an amendment to the Declaration executed by all Unit Owners who are parties to the transfer and containing a certificate showing that a copy of the Amendment has been delivered to the board of managers, subject only to the prior written consent of the holder of any first mortgage on the Unit transferring the Valet Parking Right.

NOW THEREFORE, the Unit 3807 Owner, as the owner of the subject Valet Parking Right and the Unit 1108 Owner, hereby agree as follows:

- (1) The subject Valet Parking Right shall hereby be assigned to Unit 1108;
- (2) The Declaration shall be amended to reflect the assignment and transfer of the subject Valet Parking Right to Unit 1108;
- (3) The Owners agree that the percentage ownership interests assigned to Units 3807 and 1108 respectively, shall not be modified as a result of the foregoing transfer of the subject Valet Parking Right; and
- (4) The Owners agree that this Amendment and the assignment of the subject Valet Parking Right shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 3807 and 1108.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4 day of October, 2011.



Ralph Soto
10/4/11

X: *Phillip R. Santoro*
(PHILLIP R. SANTORO)
("Unit 3807 Owner")

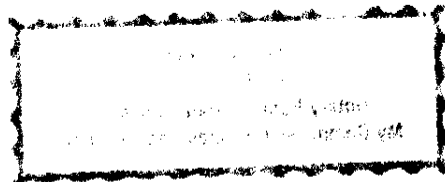
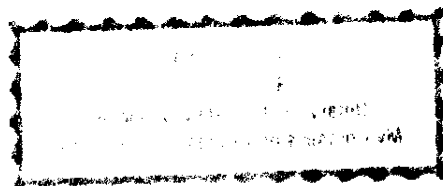
X: *Dina Santoro*
(DINA SANTORO)
("Unit 3807 Owner")

X: _____
(LAWRENCE M. FLIGHT)
("Unit 1108 Owner")

X: _____
(REGINA D. FLIGHT)
("Unit 1108 Owner")

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WHEREAS, the Unit 3807 Owner and the Unit 1108 Owner are desirous of transferring the subject Valet Parking Right from Unit 3807 to Unit 1108.

WHEREAS, the Declaration and Section 26 of the Act provide that Valet Parking Rights and other Limited Common Elements may be transferred between Unit Owners by an amendment to the Declaration executed by all Unit Owners who are parties to the transfer and containing a certificate showing that a copy of the Amendment has been delivered to the board of managers, subject only to the prior written consent of the holder of any first mortgage on the Unit transferring the Valet Parking Right.

NOW THEREFORE, the Unit 3807 Owner, as the owner of the subject Valet Parking Right and the Unit 1108 Owner, hereby agree as follows:

(1) The subject Valet Parking Right shall hereby be assigned to Unit 1108;

(2) The Declaration shall be amended to reflect the assignment and transfer of the subject Valet Parking Right to Unit 1108;

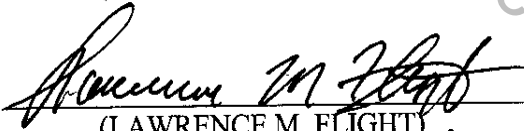
(3) The Owners agree that the percentage ownership interests assigned to Units 3807 and 1108 respectively, shall not be modified as a result of the foregoing transfer of the subject Valet Parking Right; and

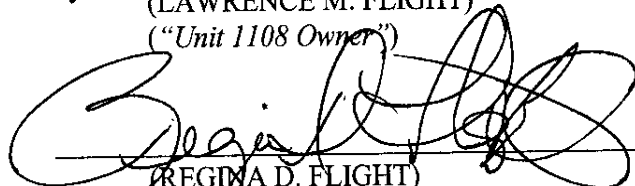
(4) The Owners agree that this Amendment and the assignment of the subject Valet Parking Right shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 3807 and 1108.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 6 day of October, 2011.

X: _____
(PHILLIP R. SANTORO)
("Unit 3807 Owner")

X: _____
(DINA SANTORO)
("Unit 3807 Owner")

X: 
(LAWRENCE M. FLIGHT)
("Unit 1108 Owner")

X: 
(REGINA D. FLIGHT)
("Unit 1108 Owner")

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Anthony Keith Winston, a Notary Public in and for said County and State, do hereby certify that ~~PRINCE R. SANTORO~~, appeared before me this day in person and acknowledged that he signed and delivered the foregoing above Amendment to Declaration as his free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Lawrence m flight

GIVEN under my hand and notarial seal this 6 day of October, 2011

Anthony Keith Winston
Notary Public



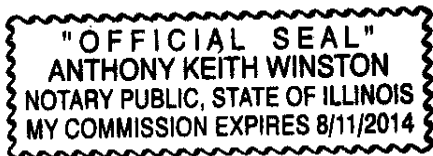
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Anthony Keith Winston, a Notary Public in and for said County and State, do hereby certify that ~~DINA SANTORO~~, appeared before me this day in person and acknowledged that she signed and delivered the foregoing above Amendment to Declaration as her free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Regina D flight

GIVEN under my hand and notarial seal this 6 day of October, 2011

Anthony Keith Winston
Notary Public



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As Buyers of Unit 3807, we acknowledge the assignment of parking rights described in this document and consent to the transfer.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 7 day of October, 2011.

X: Michael Dudak, Jr.
 (MICHAEL DUDAK, JR)
 ("Unit 3807 Buyer") DUDAK

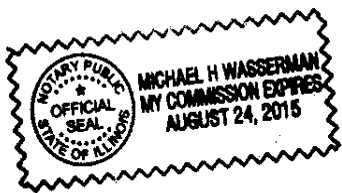
X: Michael Dudak, Sr.
 (MICHAEL DUDAK, SR)
 ("Unit 3807 Buyer")

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Michael H Wasserman, a Notary Public in and for said County and State, do hereby certify that MICHAEL DUDAK, JR. & MICHAEL DUDAK, SR appeared before me this day in person and acknowledged that he signed and delivered the foregoing above Amendment to Declaration as his free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7 day of October, 2011

[Signature]
 Notary Public



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNITS 1108 AND 3807 IN THE PARKSHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF PARCEL "A": AS LOCATED AND DEFINED IN THE PLAT OF "LAKE FRONT PLAZA II SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 30, 1962 AS DOCUMENT NUMBER (1846961) AND RUNNING THENCE NORTH ALONG A NORTHWARD EXTENSION OF THE EAST LINE OF SAID PARCEL "A" (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON MARCH 14, 1979 AS DOCUMENT NUMBER 24879730) A DISTANCE OF 176.195 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 235.083 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG THE LAST DESCRIBED PERPENDICULAR LINE A DISTANCE OF 189.959 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF NORTH LAKE SHORE DRIVE, AS SAID NORTH LAKE SHORE DRIVE WAS DEDICATED BY AN INSTRUMENT RECORDED IN THE RECORDER'S OFFICE ON MARCH 14, 1979 AS DOCUMENT NUMBER 24879733; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, A DISTANCE OF 146.790 FEET; THENCE CONTINUING SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, SAID WEST LINE BEING HERE AN ARC OF A CIRCLE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2854.789 FEET, AN ARC DISTANCE OF 85.093 FEET TO THE NORTH EAST CORNER OF BLOCK 2 OF HARBOR POINT UNIT 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 13, 1974 AS DOCUMENT NUMBER 22935649; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 169.878 FEET TO AN INTERSECTION WITH A LINE WHICH IS 235.083 FEET EAST OF AND PARALLEL WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A" IN LAKE FRONT PLAZA" SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO AND NORTH LINE OF BLOCK 2: IN HARBOR POINT UNIT NUMBER 1) A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1995, AS DOCUMENT NUMBER 95414356, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED SEPTEMBER 1, 1989 AS DOCUMENT 89410952 BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1985 AND KNOWN AS TRUST NUMBER 65812, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST JUNE 28, 1979 AND KNOWN AS TRUST

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NUMBER 46968 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1982 AND KNOWN AS TRUST NUMBER 56375 SOLELY FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS OVER EXISTING RAMPS AND ADJACENT AREAS AND ANY REPLACEMENTS OF THOSE EXISTING RAMPS AND OVER SUCH PORTIONS OF EXISTING DRIVEWAY AS FURTHER DELINEATED ON EXHIBIT C OF SAID DOCUMENT CREATING SAID EASEMENT.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSES, VEHICULAR ACCESS AND PEDESTRIAN ACCESS INCIDENTAL TO THE USE OF PARCEL 1 PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT NUMBER 89410952 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART OF SAID LANDS BEING A PARCEL COMPRISED OF THE LAND, PROPERTY AND SPACE LYING BELOW AND EXTENDING DOWNWARD FROM A PLANE HAVING AN ELEVATION OF 20.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH OF SAID PARCEL WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF PARCEL "A" IN THE PLAT OF "LAKE FRONT PLAZA" SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 30TH DAY OF APRIL 1962, IN BOOK 615 OF PLATS OF PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT NUMBER 18461961); RUNNING THENCE NORTH ALONG THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979 AS DOCUMENT NUMBER 24879730), A DISTANCE OF 176.195 FEET; THENCE EASTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE NORTHWARDLY ALONG A LINE WHICH IS 66.00 FEET EAST OF AND PARALLEL WITH SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 30.00 FEET; THENCE EASTWARD ALONG A LINE PERPENDICULAR TO SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 322.16 FEET; THENCE SOUTHWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 231.00 FEET, MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL TO THE NORTH LINE OF BLOCK 2 IN HARBORPOINT UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1974 AS DOCUMENT NUMBER 22935649; THENCE WESTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 322.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

VALET PARKING RIGHT OF 1 PASSENGER VEHICLE AS CREATED BY AND DESCRIBED IN THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 95414356.

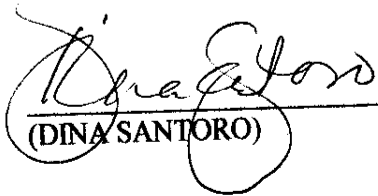
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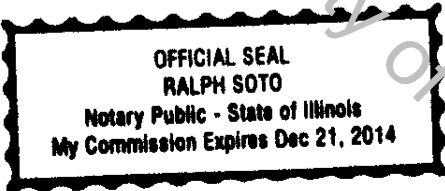
CERTIFICATE


PHILLIP R. and DINA SANTORO certify that they delivered a copy of the above and foregoing Amendment to the Board of Directors of The Parkshore Condominium Association at 195 Harbor Drive Chicago, Illinois.

Dated: 10/4, 2011

X: 
(PHILLIP R. SANTORO)

X: 
(DINA SANTORO)




10/4/11

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