

UNOFFICIAL COPY



Doc#: 1307219116 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2013 03:52 PM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED
BY AND UPON RECORDATION
RETURN TO:
JEREMY E. REIS, ESQ.
RUTTENBERG & RUTTENBERG
833 North Orleans Street, Suite 400
Chicago, Illinois 60610

Notary Public employed by law firm
of Ruttenberg & Ruttenberg

AS/ST
10F1

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT FOR
565 W. Quincy Condominium
ASSIGNMENT OF PARKING SPACE RIGHT**

This Amendment to the Declaration of Condominium for the 565 W. Quincy Condominium:

W I T N E S S E T H:

The real estate described on Exhibit A hereto and commonly known as 565 W. Quincy Street, Chicago, Illinois, Cook County, Illinois was submitted to the Condominium Act of the State of Illinois (the "Act") pursuant to a Declaration of Condominium for the 565 W. Quincy Condominium (the "Declaration") recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 23, 2008 as Document Number 0835831047, as amended from time to time.

Todd D. Schmitt (the "Owner") is the record owner of Unit 1114 in the 565 W. Quincy Condominium pursuant to Special Warranty deed dated August 11, 2009 recorded September 1, 2009, as Document # 0924410052, and

Quincy Condominium LLC, an Illinois limited liability company ("Quincy Condominium LLC") is the record owner of all unsold condominium units and Parking Space P-39 in the Association, which Parking Space P-39 is a Limited Common Element; and

Quincy Condominium LLC desires to have Parking Space P-39 transferred and assigned from Quincy Condominium LLC to Owner.

Section 4(c)(iii) of the Act provides that Parking Spaces 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.

UNOFFICIAL COPY

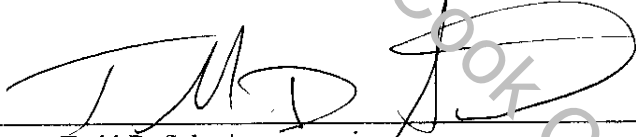
NOW THEREFORE, the Owner and Quincy Condominium LLC, as the owner of Parking Space P-39, hereby agree that:

- (1) Parking Space P-39 is hereby be assigned to Unit 1114, and shall be appurtenant thereto;
- (2) The legal description of Unit 1114 is hereby amended to reflect the transfer of Limited Common Element pursuant to said Amendment as depicted in Exhibit A attached hereto; and
- (3) There are no changes in the parties' proportionate shares of interest in the Common Elements.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29 day of January 2013.

ACCEPTED AND AGREED:


OWNER:



 Todd D. Schmitt

REAL ESTATE TRANSFER 03/13/2013

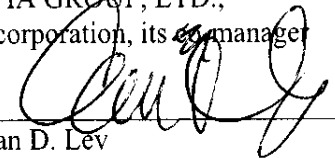
CHICAGO:	\$45.00
CTA:	\$18.00
TOTAL:	\$63.00


 17-16-113-012-1119 | 20130201600485 | TUHYFL

QUINCY CONDOMINIUM LLC:

QUINCY CONDOMINIUM LLC
AN ILLINOIS LIMITED LIABILITY COMPANY



By: BELGRAVIA GROUP, LTD.,
an Illinois corporation, its ~~co~~ manager

By: 

 Alan D. Lev
 Its: President

REAL ESTATE TRANSFER 03/13/2013

COOK	\$3.00
ILLINOIS:	\$6.00
TOTAL:	\$9.00

 
 17-16-113-012-1119 | 20130201600485 | CD1WPZ

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

UNIT 1114, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-39 AND STORAGE LOCKER SL-1114, A LIMITED COMMON ELEMENT, IN THE 565 W. QUINCY CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 INCHES OF LOT 15 AND ALL OF LOTS 16, 17, 18, 19, 20 AND 21 IN THE SUBDIVISION OF BLOCK 46 OF SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2008 AS DOCUMENT NUMBER 0835831047, AND AMENDED BY THAT CERTAIN FIRST AMENDMENT DATED FEBRUARY 20, 2009 AND RECORDED FEBRUARY 24, 2009 AS DOCUMENT NUMBER 0905531047, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

NON- EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 565 W. QUINCY STREET, CHICAGO, ILLINOIS DATED APRIL 9, 2009 AND RECORDED APRIL 14, 2009 AS DOCUMENT NUMBER 0910444041, AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN, AS AMENDED FROM TIME TO TIME.

TAX PARCEL IDENTIFICATION NUMBER: 17-16-113-012-1119 (AFFECTS THE SUBJECT PROPERTY)

COMMONLY KNOWN AS: UNIT 1114 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-39 AND LOCKER SL-1114 AT 565 W. QUINCY CONDOMINIUM, CHICAGO, ILLINOIS 60661.

UNOFFICIAL COPY

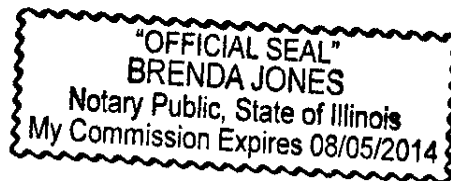
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Todd D. Schmitt, 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 their free and voluntary act and for the uses and purposes therein set forth.

GIVEN under my Hand and Notarial Seal this 29th day of January, 2013.




Notary Public
My commission expires: 8-5-2014



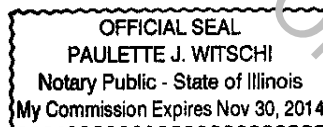
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan D. Lev, President of BELGRAVIA GROUP LTD., an Illinois corporation, the manager of QUINCY CONDOMINIUM LLC, an Illinois limited liability company, 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/she signed and delivered said instrument as his/her free and voluntary act and for the uses and purposes therein set forth.

GIVEN under my Hand and Notarial Seal this 4th day of February, 2013.



Notary Public
My commission expires: 11-30-2014



UNOFFICIAL COPY

CERTIFICATE

Todd D. Schmitt and QUINCY CONDOMINIUM LLC, an Illinois limited liability company hereby certify that they delivered a copy of the above and foregoing Amendment to the Board of Directors of 565 W. Quincy Condominium Association at 565 W. Quincy Street, Chicago, Illinois 60661.

Dated: July 29th, 2013

OWNER:

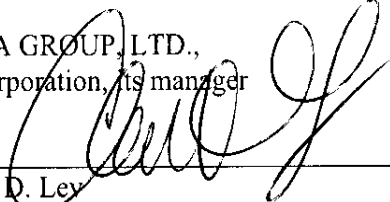


 Todd D. Schmitt

QUINCY CONDOMINIUM LLC:

**QUINCY CONDOMINIUM LLC
AN ILLINOIS LIMITED LIABILITY COMPANY**

By: BELGRAVIA GROUP, LTD.,
an Illinois corporation, its manager

By: 

 Alan D. Levy
 Its: President