



Doc#: 1311310050 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2013 12:11 PM Pg: 1 of 5

MAIL TO:



130250301382

Prepared by:
Kristan J. Richards
Jakubco Richards & Jakubco P.C.
2224 West Irving Park Road
Chicago, IL 60618

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERS

This Amendment to the Declaration of Condominium Ownership for 4944-46 N. Harding Avenue Condominium dated this 28 day of February, 2013.

WITNESSETH

WHEREAS, the real estate described on Exhibit A hereto and commonly known as 4944 North Harding Avenue, Chicago, Cook County, Illinois was submitted to the Condominium Property Act of the State of Illinois pursuant to a "Declaration of Condominium Ownership for 4944-46 N. Harding Avenue Condominium dated September 28, 2005, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 0527118014 (the "Declaration");

WHEREAS, RAMONA O. BODEA, (BODEA) is the owner of Dwelling Unit 1E, in the 4944-46 N. Harding Avenue Condominium (the Association) and the exclusive right to the use of limited common element Parking Space P-2;

WHEREAS, DANIEL BUF (BUF) is the owner of Dwelling Unit 3W and wishes to purchase the exclusive right to the use of limited common element Parking Space P2 owned by Bodea;

WHEREAS, Section 3.8 of the Declaration provides that the use of a limited common element may be transferred between Unit Owners at their expense, provided that the transfer may be made only in accordance with the provisions of this Declaration. Each transfer shall be made by an amendment to the declaration executed by all Unit Owners who are parties to the transfer and consented to by all mortgagees who have any interest in the Limited Common Elements affected. The amendment shall also contain the consent of the Board. The amendment contains a statement from the parties involved in the transfer which sets forth any changes in the parties' proportionate shares. If the parties cannot agree upon a reapportionment of their respective shares, the Board shall decide such reapportionment. No transfer shall become effective unless and until the amendment has been recorded.

WHEREAS, Section 26 of the Act provides that the use of 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;

WHEREAS, as a result of this transfer, Parking Space P-2's proportionate share shall be 0.4276

NOW THEREFORE, Bodea, as the owner of Dwelling Unit 1E hereby (1) assigns and transfers to Dwelling Unit 3W the exclusive right to the use of limited common element Parking Space P-2, heretofore assigned to dwelling Unit 3W and amends the Declaration to reflect the assignment and transfer to Dwelling Unit 3W; (2) Buf consents to the assignment and transfer; (3) the Board consents to the assignment and transfer; and (4) the parties agree that as a result of this Transfer, Parking Space P-2's proportionate shall be 0.4276

IN WITNESS WHEREOF the undersigned have executed this instrument as of the date first above written.

Ramona O Bodea
RAMONA O. BODEA

AIGF, INC.

UNOFFICIAL COPY

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Consented to:

Daniel Buf
DANIEL BUF

THE 4944-46 N. HARDING AVENUE CONDOMINIUM

BY: Daniel Buf
Its President

[Signature]
Its Secretary

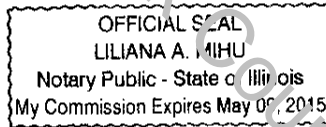
[Signature]
Its Treasurer

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAMONA O. BODEA, appeared before me this day in person, and acknowledged that she signed and delivered the above Amendment to Declaration as her free and voluntary act, for uses purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2013.



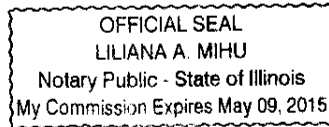
[Signature]
NOTARY PUBLIC

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL BUF appeared before me this day in person, and acknowledged that he signed and delivered the above Amendment to Declaration as his free and voluntary act, for uses purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2013.



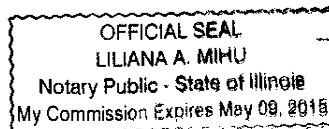
[Signature]
NOTARY PUBLIC

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Buf, Vasile Danisa and Christopher Brown, as the President, Secretary, and Treasurer of the 4944-46 N. Harding Avenue Condominium appeared before me this day in person, and acknowledged that they signed and delivered the above Amendment to Declaration as their free and voluntary act, for uses purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2013.



[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY

CERTIFICATE

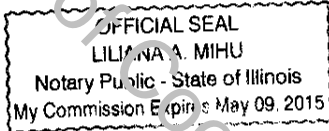
I, RAMONA O. BODEA, being first on oath duly sworn, depose and state that I delivered a copy of the above and foregoing Amendment to the Board of Directors of THE 4944-46 W. HARDING AVENUE CONDOMINIUM ASSOCIATION by certified mail to the

Ramona O Bodea

RAMONA O. BODEA

Subscribed and sworn to before me
this 28th day of February, 2013
at Chicago, Cook County, Illinois.

Notary Public



See Attached EXHIBIT A

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EXHIBIT A

LEGAL DESCRIPTION OF UNIT 1E BEFORE THE EFFECTIVE DATE OF THE AMENDMENT

UNIT 4946-1E IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH ½ OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527118014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0527118014.

COMMONLY KNOWN AS 4946 N. HARDING AVENUE, UNIT 1E, CHICAGO, IL 60625

P.I.N. 13-11-313-030-1008

LEGAL DESCRIPTION OF UNIT 1E AFTER THE EFFECTIVE DATE OF THE AMENDMENT

UNIT 4946-1E IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH ½ OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527118014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 4946 N. HARDING AVENUE, UNIT 1E, CHICAGO, IL 60625

P.I.N. 13-11-313-030-1008

LEGAL DESCRIPTION OF UNIT 3W BEFORE THE EFFECTIVE DATE OF THE AMENDMENT

UNIT 4944-3W IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH ½ OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527118014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 4944 N. HARDING AVENUE, UNIT 3W, CHICAGO, IL 60625

P.I.N. 13-11-313-030-1006

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-2-

LEGAL DESCRIPTION OF UNIT 3W AFTER THE EFFECTIVE DATE OF THE AMENDMENT

UNIT 4944-3W IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH ½ OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527118014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0527118014.

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