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Doc#: 1411316095 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2014 04:14 PM Pg: 1 of 4

DEMING CONDOMINIUM PARKING SPACE COVENANT

THIS COVENANT is made and entered into by and between Ogden Partners Deming LLC ("Seller") and Nicholas Torres and Debora Torres ("Buyers") as of this 22 day of April, 2014.

WITNESSETH

WHEREAS, Buyers have purchased Condominium Unit 3W in Deming Condominium, and said purchase includes the exclusive use of Parking Space No. 8, a limited common element of the Condominium; and

WHEREAS, said parking space is located adjacent to a five (5') foot wide area in which no parking is allowed so that parking space no. 8 qualifies as a handicapped accessible parking space as defined by various governmental and quasi-governmental agencies; and

WHEREAS, one or more of Buyers are presently handicapped and eligible for issuance of a handicap parking placard by the City of Chicago; and

WHEREAS, certain areas of the law concerning handicapped persons are subject to change either by legislation, agency action or court decisions; and

WHEREAS, Seller wishes to provide protection for itself and the Deming Condominium Association against future adverse legal consequences.

NOW, THEREFORE, in consideration of the sale and conveyance of the Unit, the parties agree and covenant as follows:

1. In the event that a judicial, regulatory or other governmental or quasi-governmental entity determines that the Deming Condominium Association, Seller, and/or entity in control of or managing the project is required to reasonably accommodate a handicapped person by requiring an exchange of parking spaces, Parking Space No. 8, a limited common element of Deming Condominium shall be exchanged for a non-handicapped accessible space. The Buyers or their successor, being the owner or owners of the designated handicapped accessible parking space will

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Not a Notarized Title
2014.11.29.10
Cook County, IL 60601

4 ok bc

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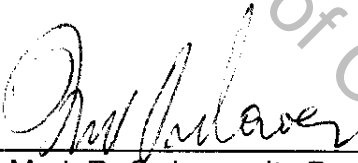
cooperate in said exchange without making any claim for damages or other compensation against the Deming Condominium Association or Seller, Ogden Partners Deming LLC, or other entity in control of the project.

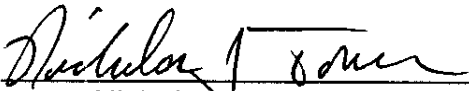
2. All the covenants, restrictions and conditions herein contained shall run with the land and shall inure to the benefit of and be binding upon Buyers and each subsequent holder of any interest in Parking Space No. 8, a limited common element of Deming Condominium, and their grantees, mortgagees, heirs, successors, personal representatives and assigns with the same full force and effect for all purposes as though set forth at length in each and every conveyance or other transfer of Parking Space No. 8.

IN WITNESS WHEREOF, the parties have executed this Instrument as of the date first written above.

OGDEN PARTNER'S DEMING LLC
An Illinois limited liability company
By: Ogden Partners, Inc., its manager

BUYERS: NICHOLAS J. TORRES and
DEBORA TORRES

By: 
Mark R. Ordower, Its President


Nicholas J. Torres

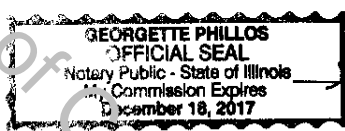

Debora Torres

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Mark Ordower, President of Ogden Partners, Inc., manager of Ogden Partners Deming LLC**, personally known to me, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of April, 2014



Georgette Phillos

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

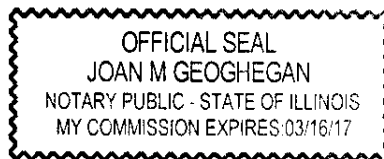
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Nicolas J. Torres and Debora Torres**, personally known to me, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of April, 2014

Notary Public

PREPARED BY AND RETURN TO:

Mark R. Ordower PC
333 S. Desplaines, Suite 207
Chicago, IL 60661



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LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBER **3W** TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE **P-8**, A LIMITED COMMON ELEMENT, IN THE DEMING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 43 AND 44 IN THE SUBDIVISION OF PART OF OUT-LOT B (EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR DEMING CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 1335829002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS, EGRESS AND ACCESS EASEMENT DATED AUGUST 3, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT NUMBER 0425426051 FROM MISSIONARY SISTERS OF THE SACRED HEART-WESTERN PROVINCE TO EVEREST DEMING DEVELOPMENT, LLC FOR THE PURPOSE OF INGRESS AND EGRESS, OVER THAT PART OF LOT 1 IN HENRY PIPER'S RESUBDIVISION AS MORE FULLY DESCRIBED THEREIN.

PARCEL 3: EASEMENT FOR THE BENEFIT OF THAT PART OF PARCEL 1 LYING IN LOT 43 AS CREATED BY AGREEMENT RECORDED APRIL 28, 1903 AS DOCUMENT NUMBER 3382309 IN BOOK 3196 AT PAGE 347 FOR PRIVATE ALLEY AND FOR INGRESS AND EGRESS TO THE PUBLIC ALLEY LYING WEST AND ADJOINING OF LOTS 15 AND 16 IN THE SUBDIVISION OF BLOCK 3 OUT-LOT "A" OF WRIGHTWOOD, AFORESAID.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As: 422 W. Deming Place, Unit 3W & P-8, Chicago, Illinois

Permanent Index No.: 14-28-318-086-0000