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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/08/2015 02:31 PM Pg: 1 of 7

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## **LIMITED COMMON ELEMENT PARKING SPACE TRANSFER AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 933 VAN BUREN CONDOMINIUM**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for 933 Van Buren Condominium (hereafter the "Association"), which Declaration was recorded on December 2, 2002, as Document No. 0021323775 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Article III, Section 3.20 of the aforesaid Declaration and Section 26 of the Illinois Condominium Property Act (the "Act"). The Declaration provides that an Owner of a Unit may assign, to another Owner of a Unit, the Parking Space (limited common element) appurtenant to the Unit Ownership, subject to the prior written consent of the holder of a first mortgage upon the Unit Ownership, upon the recording of an amendment to the Declaration in accordance with Section 26 of the Act. Section 26 of the Act provides that each transfer of limited common elements 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 other unit owners who have any right to use the limited common elements affected. Section 26 further provides that the amendment shall contain a certificate showing that a copy of the amendment has been delivered to the Board of Managers of the Association, and shall contain a statement from the parties involved in the transfer which sets forth any change in the parties' proportionate shares of the common elements. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

### RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

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WHEREAS, the Owner of Unit 607 desires to sell and the Owner of Unit 702 desires to purchase Parking Space 210, and to amend the Declaration to reflect this transaction; and

WHEREAS, this amendment has been executed by all Owners who are parties to the transfer (there being no other Owners having any right to use the limited common elements affected) and consented to by the holder of the first mortgage (if any) upon the Unit Ownership of the selling Owner, and contains a statement from the parties involved in the transfer which sets forth the changes (if any) in the parties' proportionate shares of the common elements, and a copy of the amendment has been delivered to the Board of Managers of the Association, all in compliance with Article III, Section 3.20 of the Declaration and Section 26 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership for 933 Van Buren Condominium is hereby amended in accordance with the text which follows:

1. Parking Space 210, as shown on Exhibit A to the Declaration, is hereby transferred from the Owner of Unit 607 in the Association to the Owner of Unit 702 in the Association, and thereupon the Owner of Unit 702 shall have his Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said Parking Space.

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

**END OF TEXT OF AMENDMENT**

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## UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of Parking Space 210 in the 933 Van Buren Condominium, there being no other Owners having any right to use the limited common elements affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration.

Executed this 26 day of January, 2015.

Transferor: 1.  
(Assignor)

Alex  
Alexandros Kereakes Unit 607  
Owner's Printed Name/Unit No.

Transferee: 2.  
(Assignee)

Brenda Cline Kereakes  
Brenda Cline Kereakes Unit 702  
Owner's Printed Name/Unit No.

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## STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN COMMON ELEMENTS

The undersigned are all of the Unit Owners who are parties to the transfer of Parking Space \_\_\_\_\_  
210 in the 933 Van Buren Condominium and hereby set forth any changes in the parties'  
proportionate shares in the common elements:

Unit 607 NO CHANGE  
\_\_\_\_\_  
(Amended) Proportionate Share of Common Elements

Unit 702 NO CHANGE  
\_\_\_\_\_  
(Amended) Proportionate Share of Common Elements

Transferor: 1.  
(Assignor) Alex Kereakes  
Anargyros Kereakes Unit 607  
Owner's Printed Name/Unit No.

Transferee: 2.  
(Assignee) Brenda Cline Kereakes  
Brenda Cline Kereakes Unit 702  
Owner's Printed Name/Unit No.

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## CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of the Parking Space 210 in the 933 Van Buren Condominium hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Managers of 933 Van Buren Condominium Association.

Executed this 26 day of January, 2015.

Transferor: 1.  
(Assignor)

Aker  
Anargyros Kereakes Unit 607  
Owner's Printed Name/Unit No.

Transferee: 2.  
(Assignee)

Brenda Cline Kereakes  
Brenda Cline Kereakes Unit 702  
Owner's Printed Name/Unit No.

Property of Cook County Clerk's Office

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## CONDOMINIUM PARKING SPACE – TRANSFER AGREEMENT

Agreement for the Transfer of a Limited Common Element in the 933 Van Buren Condominium

This Agreement for the transfer of a limited common element in the 933 Van Buren Condominium is dated 11/26/15 and is made by Anargyros Kereakes ("Transferor"), and Brenda Cline Kereakes ("Transferee").

### Recitals

Both Transferor and Transferees own condominium units in the 933 Van Buren Condominium, ("Condominium"). Transferor owns Unit 607, as well as the exclusive right to use Parking Space 210, identified in the Declaration of Condominium Ownership for 933 Van Buren Condominium, ("Declaration"), as a limited common element of the Condominium appurtenant to it, and has been allocated \_\_\_\_\_% of the common ownership of the Condominium. Transferee own Unit 607. In the Condominium'

Transferee desires to acquire Transferor's rights in and to the Parking Space 210;

Transferor desires, and is willing to transfer her rights in and to the Parking Space to Transferee;

The parties desire to transfer the limited common element in accordance with the terms and provisions of the Declaration;

It is agreed by the parties:

1. That for the consideration of \$1.00 and other good and valuable consideration the validity of which is acknowledged, Transferor shall execute an Amendment to the Declaration and such other documents as may be necessary to transfer her rights to the Parking Space to Transferees, their successors and assigns.
2. That in addition, Transferor shall take whatever action may be necessary to complete the transfer.
3. That two or more counterparts of this Agreement may be executed and shall together constitute an entire Agreement.
4. That N/A and or N/A be nominated by the parties to act as an escrowee for the benefit of the parties, to ensure conformance with the intent of the parties and with the provisions of the Declaration, and the Illinois Condominium Property Act, in effecting the transfer as contemplated in this agreement.

In witness, the parties have, on the date(s) set opposite their signatures below, signed this agreement.

A Kereakes 11/26/15

Brenda Cline Kereakes 11/26/15

Anargyros Kereakes

Date

Brenda Cline Kereakes

Date

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## **EXHIBIT "A"** **LEGAL DESCRIPTION**

### **PARCEL 1:**

UNIT NUMBER 702 IN THE 933 VAN BUREN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: ALL OR PARTS OF LOTS 1 TO 10, INCLUSIVE, IN EGAN'S RESUBDIVISION OF PARTS OF LOTS 7 TO 22, 32, 33 AND PRIVATE ALLEY ADJOINING IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO; ALL OR PARTS OF LOTS 23 TO 26, INCLUSIVE, IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO; AND THE EAST-WEST AND THE NORTH-SOUTH VACATED ALLEYS ADJOINING SAID LOTS AS DESCRIBED IN ORDINANCE RECORDED AS DOCUMENT NUMBER 00797300, ALL IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021323775, 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 GARAGE PARKING SPACE 210, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0021323775.

PIN No.: 17-17-235-019-1110

Commonly Known As: 933 W. Van Buren Street, Unit 702, Chicago, Illinois 60607-3588