



Doc#: 1509701020 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/07/2015 10:25 AM Pg: 1 of 4

This Document Prepared By
and After Recording Return To

Lynn Lucchese-Soto
1753 N. Tripp Ave.
Chicago, Illinois 60639

(1401) CA 8920432 / (112) 20150510 / one of Schwinger / 106 8/10/15

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

**AMENDMENT TO DECLARATION OF CONDOMINIUM TRANSFERRING USE OF LIMITED
COMMON ELEMENT ROOF RIGHTS**

THIS AMENDMENT, made this 24th day of February, 2015, to the DECLARATION OF CONDOMINIUM OWNERSHIP for 1425 W. Grand Condominium recorded August 11, 2008, as Document No. 0822410052 in the Office of the Recorder of Deeds of Cook County, Illinois by and between Katherine F. Bregenzer and James M. Bregenzer, husband and wife, as legal owners of records of Unit 1 W of said Condominium (hereinafter referred to as "Transferor") and 1425 W. Grand, L.L.C., an Illinois limited liability company, legal owner of Unit 4 W (hereinafter referred to from time to time as the "Declarant" and or the "transferee") and pursuant to said Declaration of Condominium.

WHEREAS, the DECLARATION OF CONDOMINIUM OWNERSHIP for 1425 W. Grand Condominium gives the Declarant the right and authority to assign roof rights upon the sale of a Unit; and

WHEREAS, upon the sale of Unit 1W the Declarant transferred roof right R-3 along with said Unit to Transferor's predecessor in interest; and

WHEREAS, pursuant to the DECLARATION OF CONDOMINIUM OWNERSHIP for 1425 W. Grand Condominium, as amended, and the transfer of the roof rights in Roof Space R-3, upon the sale of 1W to the Transferor, the Transferor has the right to the exclusive use of the Limited Common element roof right R-3; and Transferee has no right to the exclusive use of such roof right; and

NOW THEREFORE, the DECLARATION OF CONDOMINIUM for 1425 W. Grand Condominium section 1.07 is amended by adding the following section 1.07(a):

"Notwithstanding the provisions of section 1.07, above, Unit 1 W shall have the right to the use of roof right R-2, a limited common element, as delineated on the survey attached

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SC
INT

*Box 334
CPT*

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LEGAL DESCRIPTION

**ADDRESS OF PROPERTY: 1425 W. GRAND AVE.
P.I.N.: 17-08-131-102-1008**

PARCEL 1:

UNIT 1425-4W IN THE 1425 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 9 AND 10 IN BLOCK 18 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 3 AND SUB-LOT 4 IN THE SUBDIVISION OF LOT 1 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: P.I.N.: 17-08-131-102-1002

UNIT 1425-1W IN THE 1425 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 9 AND 10 IN BLOCK 18 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 3 AND SUB-LOT 4 IN THE SUBDIVISION OF LOT 1 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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to the DECLARATION OF CONDOMINIUM for 1425 W. Grand Condominium. Unit 4 W shall have the right to the use of roof right R-3, R-4 and the West 1/2 of R-5, a limited common element, as delineated on the survey attached to the DECLARATION OF CONDOMINIUM for 1425 W. Grand Condominium.

Transferor and Transferee further certify that a copy of this Amendment was delivered to the Manager for the Condominium under the Illinois Condominium Property Act.

TRANSFEROR:

TRANSFEEE:

James M. Bregenzer
James M. Bregenzer

1425 - 27 W. Grand, LLC,
an Illinois limited liability company

Katherine E. Bregenzer
Katherine E. Bregenzer

Robert Soto
Robert Soto, Manager

1425 W. Grand Condominium Association

Robert Soto
Manager

Consented to this _____ day of February, 2015.

Great Lakes Credit Union mortgagee by reason of mortgage recorded as Document no. 1421035071

By: _____
Its: _____

Property of Cook County Clerk's Office

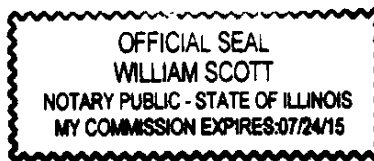
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STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Soto, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this ^{27th} day of February, 2015

William Scott (Notary Public)



Prepared By: Lynn Lucchese-Soto
Berger, Newmark & Fenchel P.C.
1753 N. Tripp Ave.
Chicago, IL 60639

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Property of Cook County Clerk's Office