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Karen A. Yarbrough
Cook County Recorder of Deeds
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CORRECTIVE

DECLARATION OF STORAGE LOCKER USE AND ACCESS EASEMENT FOR 3101

N. CALIFORNIA, UNIT 1S, CHICAGO, ILLINOIS 60618

*TO CORRECT DECLARATION RECORDED AS
DOCUMENT NO. 1600604008*

Document Prepared by:
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CCRD REVIEWER *R*

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DECLARATION OF STORE LOCKER EASEMENT

THIS DECLARATION OF STORAGE LOCKER USE AND ACCESS EASEMENT (the “**Declaration**”) made and entered into this 22nd day of December, 2015, by GRE DOR, LLC, an Illinois limited liability company (hereinafter referred to as “**Declarant**”):

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of those certain condominium units commonly described as 3101 N. California, Units 1S, 1N (collectively the “**Units**”), and G-7 (the “**Parking Space**”), Chicago, Illinois 60618, legally described in Exhibit A attached hereto; and

WHEREAS, the Units and Parking Space are located in the 3101 N. California Condominiums, Chicago, Illinois (the “**Condominium**”), which was established pursuant to a Declaration of Condominium dated May 22, 2006 (the “**Condo Declaration**”) with 6 residential units plus 2 commercial units (Units 1S and 1 N);

WHEREAS, the Condominium Declaration and original plat for the Condominium provided for the residential units to each have the exclusive use of a storage locker as a limited common element. No storage lockers were provided for the use of the commercial units;

WHEREAS, on Nov. 20, 2014, Declarant obtained approval from the Condominium Association to convert the Units into 2 residential units and on May 6, 2015, the zoning ordinance approving the change was posted in the Journal of the Chicago City Council;

WHEREAS, the Condominium Declaration and original plat for the Condominium provided for Unit 1 S to have the ownership and exclusive use of Unit G-7 as a private garage;

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WHEREAS, the approved plans for the remodeling and conversion of the Units into residential units provided for two new storage lockers to be built in Unit G-7, designated as storage lockers S-7 and S-8, as shown on the Site Plan attached hereto as Exhibit “B”;

WHEREAS, Declarant has recently completed the remodeling of the Units into residential units including the construction of the new storage lockers, S7 and S-8, and has entered into purchase and sale contracts for the Units;

WHEREAS, by this Declaration, Declarant desires to establish certain rights and easements in, over and upon unit G-8, for the access and exclusive use of storage locker S-7 for the benefit of itself and all future owners of Unit 1 N; and

WHEREAS, Owner desires and intends that itself and other persons hereafter acquiring any interest in Unit 1 N, shall at all times enjoy the benefits of the easement granted herein to the exclusive use of, and access to storage locker S-7, and that itself and other persons hereafter acquiring any interest in Units 1 S and G-7, shall hold their interests subject to the rights, easements, privileges, and restrictions hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Declarant hereby declares and grants an easement for the benefit of itself and all other persons hereafter acquiring any interest in Unit 1 N, to the exclusive use of, benefit, and access to storage locker S-7 located in Unit G-7, as shown on Exhibit “B”, and that itself and other persons hereafter acquiring any interest in Units 1 S and G-7, shall hold their interests subject to the rights, easements, privileges, and restrictions declared and granted herein.

2. The owners of Unit 1N shall hereafter maintain storage unit S-7 at its sole cost in accordance with and subject to the terms and conditions of the Condominium Declaration.

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3. All easements and rights described herein are easements appurtenant, running with the land, and shall inure to the benefit of Declarant and all other persons hereafter acquiring any interest in Unit 1 N, and be binding on the Declarant, its successors and assigns, and any owner, purchaser, mortgagee and other person having an interest in Unit 1S and Unit G-7.

4. Reference in the respective deeds of conveyance, or in any mortgage or trust deed or other evidence of obligation, to the easements and rights described in this Declaration, shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees and trustees of such parcels as fully and completely as though such easements and rights were recited fully and set forth in their entirety in such documents.

IN WITNESS WHEREOF, Declarant has caused its name to be signed on the day and year first above written.

GRE DOR, LLC,
an Illinois limited liability company

By: *Dorel Ardelean*
Its Authorized Agent

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 Dorel Ardelean, manager of Gre Dor, LLC, an Illinois limited liability company, personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as manager of Gre Dor, LLC, he signed and delivered the said instruments pursuant to authority given by said company as his free and voluntary act, and as the 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 22nd of December, 2015.

[Signature]
Notary Public

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 1S IN THE 3101 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN SOFIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0733203013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-25-204-029-1001

PARCEL 2:

UNIT G-7 IN THE 3101 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN SOFIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0733203013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-25-204-029-1015

PARCEL 3:

UNIT 1N IN THE 3101 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13 IN SOFIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0733203013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-25-204-029-1002

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EXHIBIT "B" SITE PLAN

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