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Doc#: 1602916003 Fee: \$80.00
RPS Fee: \$0.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2016 10:01 AM Pg: 1 of 7

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR ABBOTT COURT
CONDOMINIUMS ASSOCIATION NO. III**

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for Abbott Court Condominiums Association No. III (hereafter the "Association"), which Declaration was recorded as Document No. 0704416074 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "1", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Section 31 of the Illinois Condominium Property Act (the "Act"). Section 31 of the Act provides that the owner or owners may, at their own expense, subdivide or combine units and locate or relocate common elements affected or required thereby, in accordance with the provisions of the condominium instruments and the requirements of the Act, and provides further that the owner or owners shall make written application to the Board of Managers, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new units of the percentage interest in the common elements, and setting forth whether the limited common elements, if any, previously assigned to the unit to be subdivided should be assigned to each new unit or to fewer than all of the new units created and requesting, if desired in the event of a combination of any units, that the new unit be granted the exclusive right to use as a limited common element, a portion of the common elements within the building adjacent to the new unit. If the transaction is approved by a majority of the Board of Managers, it shall be effective upon (1) recording of this amendment to the condominium instruments in accordance with the provisions of Sections 5 and 6 of the Act, and (2) execution by the owner of the units involved.

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

WHEREAS, Kimberly Eberl is the Owner of Unit 1 and Unit G in the Association and desires to combine said units into a single unit to be described as Unit 1, and to amend the Declaration to reflect the transaction; and

WHEREAS, Kimberly Eberl has made written application to the Board of Managers of the Association, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new unit of the percentage interest in the common elements attributable to Unit 1 and Unit G; and

WHEREAS, the transaction has been approved by a majority of the Board of Managers of the Association at a meeting held on January 28, 2016; and

WHEREAS, the amendment has been executed by the President of the Association and by the Owner of the Units involved, all in compliance with Section 31 of the Act.

RECORDED FEE 80
DATE 1/29/16 COPIES 6
BY B. M...

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NOW THEREFORE, Paragraph 3 of the Declaration of Condominium (hereafter the "Declaration") for Abbott Court Condominiums Association No. III is hereby amended by adding the following in accordance with the text which follows:

Unit 1 and Unit G are hereby combined into a single unit and shall be described as Unit 1, as delineated on Amended Page 1 of the Plat of Survey of Unit 1 and Unit G and adjoining common elements attached hereto as Exhibit "2". Unit 1 shall be allocated .32834% percentage of ownership in the common elements, and Exhibit "B" to the Declaration is hereby amended to reflect the combination of units and combined percentage of ownership allocated thereto.

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

END OF TEXT OF AMENDMENT

BOARD MEMBER SIGNATURE PAGE

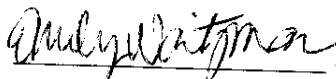
STATE OF ILLINOIS)

COUNTY OF COOK)

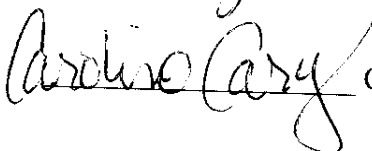
We, the undersigned, are a majority of the members of the Board of Managers of Abbott Court Condominiums Association No. III, and by our signatures below, we hereby execute and approve the foregoing amendment to the Declaration.

EXECUTED this 28th day of January, 2016.


Daniel Waitzman, President


Emily Waitzman, Treasurer


Kimberly Eberl, Secretary


Caroline Carey, Vice President

Property of Cook County Clerk's Office

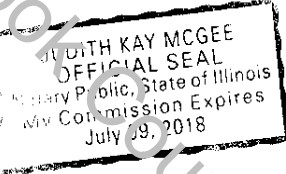
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Being a majority of the members of the Board of Managers of Abbott Court Condominiums Association No. III

I, Judith Kay Mcgee, Notary Public, hereby certify that on the above date the above members of the Board of Managers of Abbott Court Condominiums Association No. III, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

“OFFICIAL SEAL”
Notary Public, State of Illinois
My Commission Expires 7/29/2018

Judith Kay Mcgee
Notary Public Signature



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PRESIDENT'S SIGNATURE PAGE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, Daniel Waitzman, am the President of the Board of Managers of Abbott Court Condominiums Association No. III, and by my signature below do hereby execute the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects of the transaction involving the combination of Unit I and Unit G, including the reallocation or adjustment of the common interest, which transaction has been approved by a majority of the Board of Managers.


 Daniel Waitzman, President

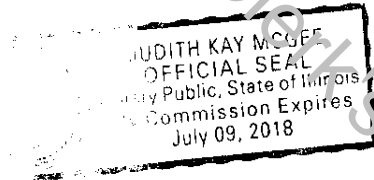
EXECUTED this 28th day of JANUARY 2016

This instrument was acknowledged before me on 1/28/2016 by

Daniel Waitzman

"OFFICIAL SEAL" XXXXX
Notary Public, State of Illinois
My Commission Expires 7/9/2018


Notary Public Signature



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UNIT OWNER EXECUTION

STATE OF ILLINOIS)

COUNTY OF COOK)

The undersigned, Kimberly Eberl, the Owner of Unit 1 and Unit G in Abbott Court Condominiums Association No. III, being all of the units involved in the transaction, by her signature below does hereby execute and approve the foregoing amendment to the Declaration with respect to the combination of Unit 1 and Unit G.

Kimberly Eberl Kimberly Eberl, Unit Owner

EXECUTED this 28th day of JANUARY 2016.

This instrument was acknowledged before me on 1/28/2016 by

Kimberly Eberl

“OFFICIAL SEAL”

Notary Public, State of Illinois

My Commission Expires 7/9/2018

Judith Kay McGehee
Notary Public Signature



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EXHIBIT "1"

LEGAL DESCRIPTION

Units 1, 2, 3 and Coach House in Abbott Court Condominiums Association No. III as delineated on a Plat of Survey of the following described real estate:

LOT 8 AND THE NORTH 5 FEET OF LOT 9 IN SUBDIVISION OF THE NORTH ½ OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 20 ACRES OF THE SOUTH 50 ACRES) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2828-2826 N. Orchard St.

Chicago, Illinois 60657

Permanent Index Number: 14-28-115-090-1002

through and including: 14-28-115-090-1005

Property of Cook County Clerk's Office

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PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

e-mail: pa@professionalsassociated.com

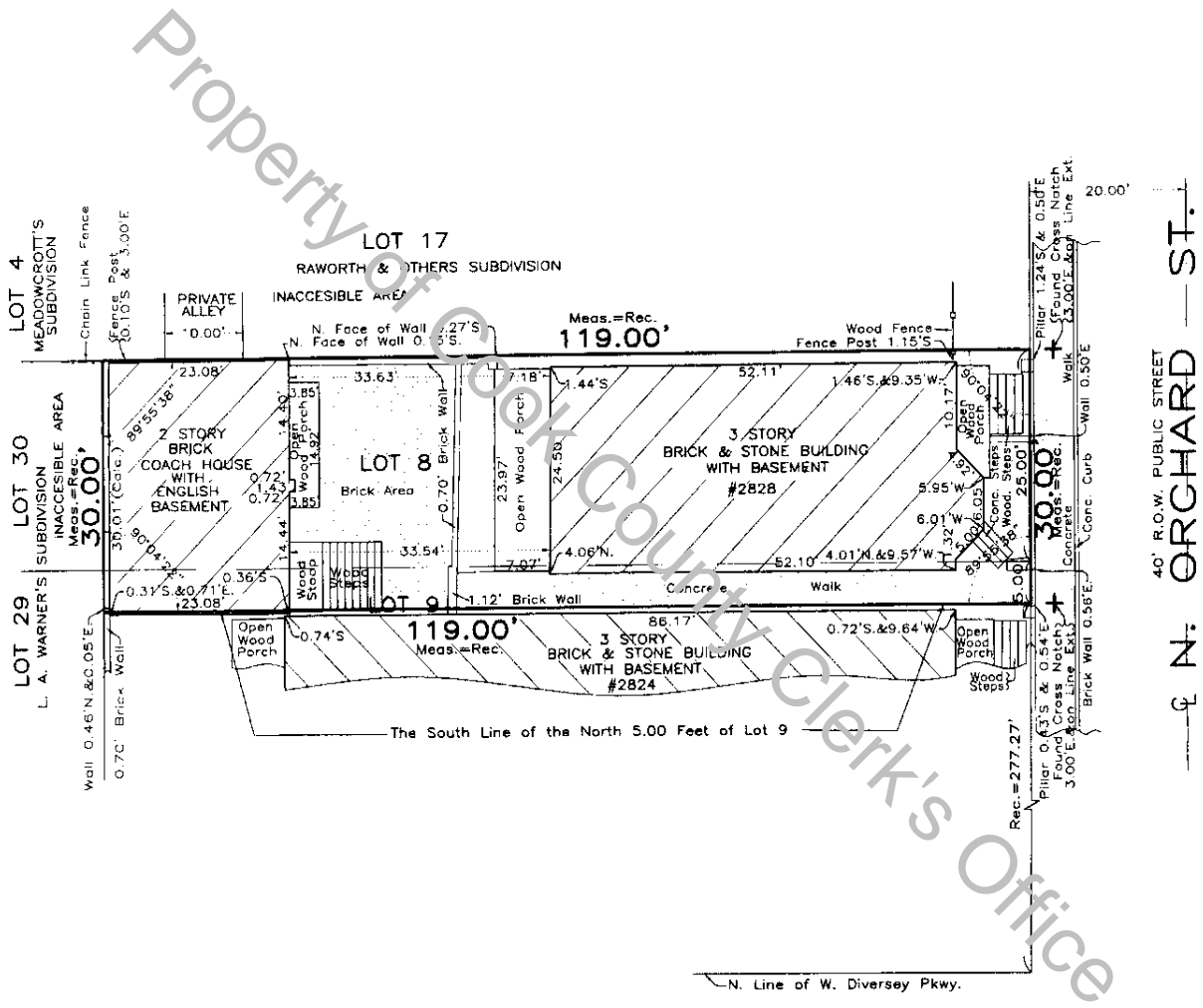
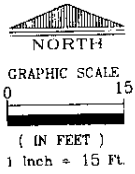
PLAT OF SURVEY

OF

LOT 8 AND THE NORTH 5 FEET OF LOT 9 IN SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES OF THE SOUTH 50 ACRES) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 3,570 SQ.FT. = 0.082 ACRES.

COMMONLY KNOWN AS: 2828 NORTH ORCHARD STREET, CHICAGO, ILLINOIS.



NOTE.

SURVEYOR IS NOT ABLE TO ESTABLISH A STAKE AT NORTHWEST AND SOUTHWEST PROPERTY CORNER BECAUSE OF OBSTRUCTION.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 05-70399
Scale: 1 inch = 15 feet.
Date of Field Work: November 17, 2015.
Ordered by: Kimberly Eberl



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat heron drawn is an accurate representation of said survey.

Date: November 19, 2015
Donald J. Somers

IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016
Drawn By: AA-J.R.-J.K.-ZZ