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Doc#: 1612018055 Fee: \$66.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2016 09:00 AM Pg: 1 of 10

Prepared by and after
recording return to:

Darrin Forbes
Neal Gerber & Eisenberg LLP
2 N. LaSalle Street, Suite 1700
Chicago, IL 60602

THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1520 NORTH STATE PARKWAY

This Third Amendment to the Amended and Restated Declaration of Condominium Ownership for 1520 North State Parkway (in's "Amendment") is made as of March 31, 2016, by the Board of Directors of the 1520 North State Parkway Condominium Association (the "Board of Directors").

WITNESSETH:

WHEREAS, Tiff, LLC, a Delaware limited liability company ("Unit 2A Owner") is the fee simple owner of Unit 2A, Tough, LLC, a Delaware limited liability company ("Unit 2B Owner") is the fee simple owner of Unit 2B and Sharon A. Miller, not personally but solely as Trustee of the Sharon A. Miller Revocable Trust dated November 15, 1994 ("Unit 2C Owner" and together Unit 2A Owner and Unit 2B Owner, collectively, the "Second Floor Unit Owners") is the fee simple owner of Unit 2C, each in the 1520 North State Parkway Condominium Association created pursuant to the terms of that certain Amended and Restated Declaration of Condominium Ownership For 1520 North State Parkway which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0310444001 (as the same may have been amended from time to time, collectively, the "Declaration"), which units are legally described as follows:

Lot 13 (except the North 10 feet thereof) all of Lot 14 and the North 10 feet of Lot 15 in Subdivision of Lot 'A' in Block 1 in Catholic Bishop of Chicago Subdivision of Lot 13 in Bronsons Addition to Chicago, a Subdivision of the North East Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1520 North State Parkway, Unit 2A, Unit 2B and Unit 2C, Chicago, Illinois 60610

Permanent Index Number: Unit 2A	17-04-210-030-1006
Permanent Index Number: Unit 2B	17-04-210-030-1007
Permanent Index Number: Unit 2C	17-04-210-030-1008

WHEREAS, Units 2A, 2B and 2C (collectively, the "Second Floor Units") are currently owned by the same entity or related entities all under common control of the same individuals.

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WHEREAS, the Board of Directors and all Unit Owners, pursuant to the Illinois Condominium Property Act, 765 ILCS 605, have approved reclassification of a portion of the Common Elements on the second floor of the building as a building Limited Common Element which exclusive right and use shall be assigned to the Second Floor Units. The plat of survey at page 4 shall be amended to delineate and describe the converted second floor Limited Common Elements as set forth on the survey attached hereto as **Exhibit A**.

WHEREAS, ARTICLE XI, Section 3 of the Declaration provides that if any portion of Limited Common Elements is designated for the exclusive use of any two or more units, the subject Unit Owners may incorporate those Limited Common Elements within the applicable Units.

WHEREAS, the Board of Directors and all Unit Owners have approved the reclassification of a portion of the Common Elements on the second floor of the building as a building Limited Common Element appurtenant to the Second Floor Units and the incorporation of such Limited Common Elements within the Second Floor Units as more particularly described herein.

WHEREAS, all lien holders of record have been notified of this Amendment in accordance with the Declaration, as more particularly described in the Affidavit attached hereto as **Exhibit B**.

NOW, THEREFORE, the Board of Directors and the Second Floor Unit Owners declare that the Declaration be and hereby is amended as follows:

1. Capitalized terms used but not defined herein shall have the meaning given such terms in the Declaration.

2. The Plat of Survey attached to the Declaration as Exhibit E is hereby amended by reclassifying the Common Element hallway on the second floor of the building shown on **Exhibit A** attached hereto as a Limited Common Element and the exclusive right and use of this Limited Common Element is hereby assigned to the Second Floor Units.

3. **Exhibit A** attached hereto shall supplement page 4 of the Plat of Survey and shall serve only to show the Common Element area on the second floor of the building that is hereby reclassified as a Limited Common Element appurtenant to the Second Floor Units, which Limited Common Element may hereafter be used exclusively by the Second Floor Unit Owners in the same manner and for the same purposes as such Units may be used under the Declaration.

4. The percentage ownerships for all Units shall remain unchanged by the amendment.

5. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

[Remainder of Page Intentionally Left Blank.]

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IN WITNESS WHEREOF, the Board of Directors has caused this Amendment to be executed on the date first above written.

BOARD OF DIRECTORS OF THE 1520
NORTH STATE PARKWAY
CONDOMINIUM ASSOCIATION



Name: Sharon A. Miller
Title: President

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The Second Floor Unit Owners join in the execution hereof to acknowledge and agree to the terms contained herein.

SECOND FLOOR UNIT OWNERS

Unit 2A Owner:

TIFF, LLC, a Delaware limited liability company

By: Sharon A. Miller Revocable Trust dated
November 15, 1994, its sole member

By: SA
Sharon A. Miller, Trustee

Unit 2B Owner:

TOUGH, LLC, a Delaware limited liability company

By: Sharon A. Miller Revocable Trust dated
November 15, 1994, its sole member

By: SA
Sharon A. Miller, Trustee

Unit 2C Owner:

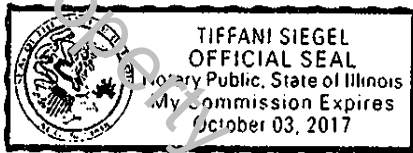
SA
Sharon A. Miller, not personally but solely as Trustee of
the Sharon A. Miller Revocable Trust dated November
15, 1994

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STATE OF ILLINOIS)
 Lake) SS
 COUNTY OF COOK)

I, Tiffani Siegel, a Notary Public in and for and residing in said County in the State aforesaid DO HEREBY CERTIFY that Sharon A. Miller, the President on behalf of the Board of Directors of the 1520 North State Parkway Condominium Association appeared before me this day in person and acknowledged that she signed and delivered this Third Amendment to the Amended and Restated Declaration of Condominium Ownership for the 1520 North State Parkway as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of March, 2016.



Tiff Siegel
 NOTARY PUBLIC

STATE OF ILLINOIS)
 Lake) SS
 COUNTY OF COOK)

I, Tiffani Siegel, a Notary Public in and for and residing in said County in the State aforesaid DO HEREBY CERTIFY that Sharon A. Miller, the Trustee of the Sharon A. Miller Revocable Trust dated November 15, 1994, the sole member of Tiff, LLC, whose name is subscribed to the foregoing instrument as the owner of Unit 2A in the 1520 North State Parkway Condominium Association appeared before me this day in person and acknowledged that she signed and delivered the said Third Amendment to the Amended and Restated Declaration of Condominium Ownership for the 1520 North State Parkway Condominium as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of March, 2016.



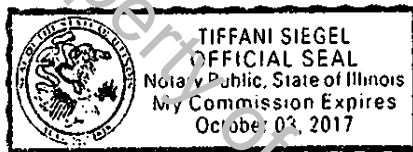
Tiff Siegel
 NOTARY PUBLIC

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~ ^{Lake})

I, Tiffani Siegel, a Notary Public in and for and residing in said County in the State aforesaid DO HEREBY CERTIFY that Sharon A. Miller, the Trustee of the Sharon A. Miller Revocable Trust dated November 15, 1994, the sole member of Tough, LLC, whose name is subscribed to the foregoing instrument as the owner of Unit 2B in the 1520 North State Parkway Condominium Association appeared before me this day in person and acknowledged that she signed and delivered the said Third Amendment to the Amended and Restated Declaration of Condominium Ownership for the 1520 North State Parkway Condominium as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of March, 2016.

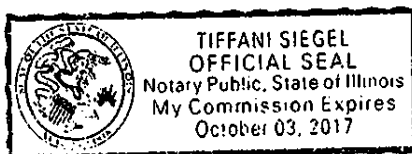


NOTARY PUBLIC

STATE OF ILLINOIS)
County of Cook) SS
Lake)

I, Tiffani Siegel, a Notary Public in and for and residing in said County in the State aforesaid DO HEREBY CERTIFY that Sharon A. Miller, the Trustee of the Sharon A. Miller Revocable Trust dated November 15, 1994 whose name is subscribed to the foregoing instrument as the owner of Unit 2C in the 1520 North State Parkway Condominium Association appeared before me this day in person and acknowledged that she signed and delivered the said Third Amendment to the Amended and Restated Declaration of Condominium Ownership for the 1520 North State Parkway Condominium as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of March, 2016.



NOTARY PUBLIC

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EXHIBIT "A"

AMENDED PLAT OF SURVEY

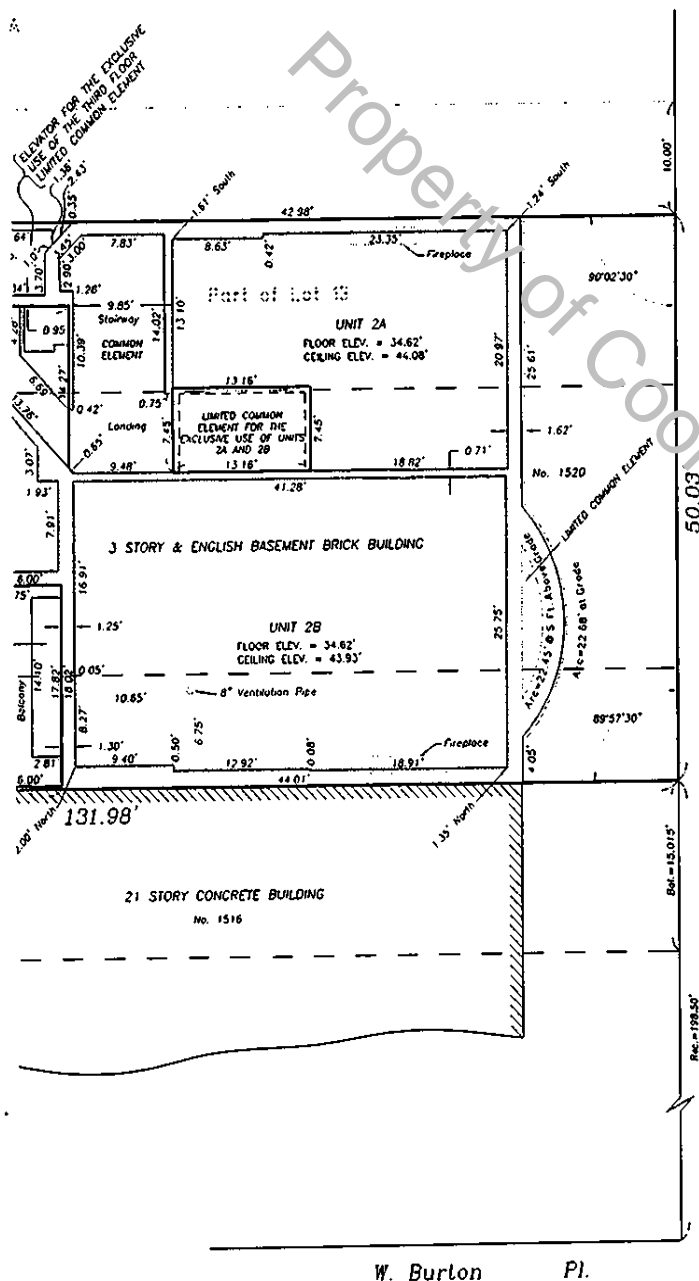
Property of Cook County Clerk's Office

UNOFFICIAL COPY**SURVEY SERVICE, INC.**SURVEY NO. N-129781 CONDOMINIUM
AMENDMENT
REVISEDDATE: JAN. 21, 2016
FEB. 3, 2016**1520 N. State Parkway Condominium****EXHIBIT "A"**

of Survey

STATE PARKWAY, CHICAGO, ILLINOIS

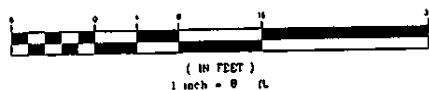
IRON A. MILLER



W. Burton Pl.

WERSHIP DATED SEPTEMBER 7, 1978 AND
EIR 24642373 AND KNOWN AS 1520ION OF CONDOMINIUM OWNERSHIP FOR
E. 14, 2003 AS DOCUMENT 0310444001
(D AND RE-STATE DECLARATION OF
STATE PARKWAY RECORDED FEBRUARY 20.

GRAPHIC SCALE



MY LICENSE EXPIRES 11/30/2016

REVISED FEB. 3, 2016
SURVEY NO. N-129781 CONDOMINIUM
AMENDMENT DATE: JAN. 21, 2016State of Illinois, ss.
County of Cook, ss.We Herby Certify that we have surveyed the above
described property in accordance with official records and that the above
plot is a true representation of said survey. Dimensions are corrected to
a temperature of 62° FahrenheitNATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603

TEL: 312-630-9480

FAX: 312-630-9484

BY: Robert M. Ramond
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3579

R.M.R.



REFER TO FIRST AMENDMENT TO THE AM
CONDOMINIUM OWNERSHIP FOR 1520 NO
2004 AS DOCUMENT 0405138000.

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EXHIBIT "B"

AFFIDAVIT

The undersigned, being first duly sworn, deposes and says:

1. I, Eric Achepohl, am the duly elected and acting Secretary of the 1520 North State Parkway Condominium Association (the "Association").
2. On March 31, 2016, the Third Amendment to the Amended and Restated Declaration of Condominium Ownership for 1520 North State Parkway to which this Affidavit is attached was approved in accordance with the terms of the Declaration.
3. On March 31, 2016, I delivered, by U.S. certified mail, a copy of this Amendment to all lien holders of record having a lien against a unit in the Association.

1520 NORTH STATE PARKWAY ASSOCIATION

By: 

Eric Achepohl
Secretary

Subscribed and sworn to before me
this 31st day of March, 2016


Notary Public