

UNOFFICIAL COPY



1628134026

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

NICHOLAS P. BARTZEN, ESQ.
LEVENFELD PEARLSTEIN, LLC
2 NORTH LASALLE STREET, SUITE 1300
CHICAGO, ILLINOIS 60602

Doc# 1628134026 Fee \$48.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2016 10:52 AM Pg: 1 of 6

(This Space for Recorder's Use Only)

**NINETEENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE RESIDENCES AT 401 NORTH
WABASH AVENUE, A CONDOMINIUM**

This Nineteenth Amendment (this "Amendment") to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By Laws for the Residences at 401 N. Wabash Avenue, a Condominium, entered into this 4 day of October, 2016, by the Board of Directors of the Residences at 401 North Wabash Avenue, a Condominium (the "Board"), and Angela Berman and Michael Berman, Trustees or their Successor in Trust, under The Angela Berman Living Trust dated February 11, 1999, the unit owners of Unit 57A and 57G ("Unit Owners").

WITNESSETH:

The Board administers the condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By Laws for the Residences at 401 N. Wabash Avenue, a Condominium (the "Declaration"), recorded in the Cook County Recorder of Deed's Office as Document No. 0821716050, as subsequently amended.

Pursuant to Section 31 of the Act, the Unit Owners desire to combine Units 57A and 57G ("Units") and have submitted a written application to the Board proposing a reallocation of the new Unit's percentage interest in the Common Elements, which has been approved by the majority of the Board.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The percentage interest in the Common Elements for combined Unit 57A/G (consisting of previous Units 57A and 57G) shall be reallocated as follows:

Unit 57A/G - .4488%

2. Any Limited Common Elements previously assigned to the Units shall remain assigned to the combined Unit 57A/G.

48.00
DATE 10-7-16 COPIES 6
OK BY 8 My Bm

UNOFFICIAL COPY

3. The Plat of Survey attached to the Declaration reflecting Units 57A and 57G is hereby supplemented by the attached new Survey for combined Unit 57A/G, attached hereto as Exhibit B, which amends Page 62 of the Plat of Survey.

4. Except as otherwise modified herein, the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment on the day and year above written.

**Board of Directors of the Residences
at 401 North Wabash Avenue
Condominium Association**

By: _____
Its: President

Unit Owners of Units 57A and 57G

Angela Berman, as Trustee under The Angela
Berman Living Trust dated February 11, 1999

Michael Berman, as Trustee under The Angela
Berman Living Trust dated February 11, 1999

UNOFFICIAL COPY

COUNTY OF COOK)
) S.S.
 STATE OF ILLINOIS)

I, Melissa R Wulf, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth Allen, as the Board President of the Residences at 401 North Wabash Avenue Condominium Association personally known to me to be the same person whose name is subscribed to the foregoing instruments as such President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the Board for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4th day of October, 2016.

Melissa R Wulf
 NOTARY PUBLIC



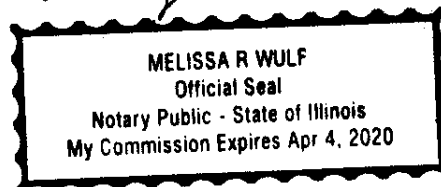
UNOFFICIAL COPY

COUNTY OF COOK)
) S.S.
 STATE OF ILLINOIS)

I, Melissa R. Wulf, a Notary Public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that ANGELA BERMAN, as Trustee of the Angela Berman Living Trust dated
 February 11, 1999, personally known to me to be the same person whose name is subscribed to the
 foregoing instruments appeared before me this day in person and acknowledged that she signed and
 delivered the said instrument as her own free and voluntary act for the uses and purposes therein set
 forth.

GIVEN under my hand and Notarial Seal this 4th day of October, 2016.

Melissa R. Wulf
 NOTARY PUBLIC



COUNTY OF COOK)
) S.S.
 STATE OF ILLINOIS)

I, Melissa R. Wulf, a Notary Public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that MICHAEL BERMAN, as Trustee of the Angela Berman Living Trust dated
 February 11, 1999, personally known to me to be the same person whose name is subscribed to the
 foregoing instruments appeared before me this day in person and acknowledged that he signed and
 delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4th day of October, 2016.

Melissa R. Wulf
 NOTARY PUBLIC



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
UNITS 57A AND 57G IN THE 401 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH
SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED, ALL IN COOK
COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS
CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS
DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED
AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT
CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND
RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN
JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND
MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND
OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN
TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEM.

Property Addresses: Commonly known as Units 57A and 57G, 401 N. Wabash Avenue, Chicago,
Illinois

Permanent Index Numbers:

PIN #	UNIT #
17-10-135-038-1793	57A
17-10-135-038-2012	57G

UNOFFICIAL COPY

EXHIBIT B

SUPPLEMENT TO PLAT OF SURVEY

[SEE ATTACHED]

Property of Cook County Clerk's Office