

UNOFFICIAL COPY



1633518042

This Document is prepared by, and upon recordation, return to:

Doc# 1633518042 Fee \$100.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2016 02:11 PM PG: 1 OF 12

Tiffany L. Harper, Esq.
Joel M. Carlins and Associates, Ltd.
225 N. Columbus Drive, Suite 100
Chicago, IL 60601

This space reserved for Recorder's use only.

**ADD-ON AMENDMENT
TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE
PARKHOMES AT LAKESHORE EAST CONDOMINIUM ASSOCIATION**

This Add-On Amendment ("Amendment") is made and entered into by Lakeshore East Park Homes LLC, an Illinois limited liability company ("Declarant"):

WITNESSETH:

Declarant recorded the Declaration Of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws for the Parkhomes at Lakeshore East Condominium Association ("Declaration") in the office of the Recorder of Deeds of Cook County, Illinois on December 2, 2009 as Document No. 0933618051, as amended, by which the real estate legally described on Exhibit "A" hereto was submitted to the Illinois Condominium Property Act. Defined terms used herein shall have the meaning ascribed to them in the Declaration unless otherwise defined herein.

Declarant reserved the right to record add-on and annex to the Parcel all or any portion of the property legally described as the Additional Property all pursuant to the terms and conditions of Article 14 of the Declaration and the Act. Pursuant to Article 14 of the Declaration, the Declarant may amend Exhibit A to the Declaration including an amended legal description of the Parcel and the amended Plat showing the boundaries of such portion of the Additional Property. Each and all of the Unit Owners and their respective mortgagees, grantees, heirs, administrators, executors, legal representatives, successors and assigns, by their acceptance of any deed or mortgage or other interest in or with respect to any Units, were deemed to have expressly agreed, assented and consented to each and all of the provisions of each and all of said Add-on Amendments that may be recorded in accordance with the provisions of the Declaration.

RECORDING FEE 100.00

DATE 1/29-14 COPIES one

OK BY RC

102160357 (1 of 1)

UNOFFICIAL COPY

The Additional Property to be added pursuant to this Amendment shall be considered Added Common Elements and shall be used as storage cages for use by the Association and Unit Owners.

NOW, THEREFORE, Lakeshore East Park Homes LLC, an Illinois limited liability company, as Declarant and Developer under the Declaration, and for the purposes above set forth, **DECLARES AS FOLLOWS**:

1. The amended Page 1 shall replace the original Page 1 of the Plat of Survey in the Declaration which was attached as Exhibit A to the Declaration and which identifies the Additional Property and such Additional Property is hereby submitted to the provisions of the Act in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.
2. The attached Page 10 is hereby added to the Plat of Survey in the Declaration which was attached as Exhibit A to the Declaration and which identifies the Additional Property and such Additional Property is hereby submitted to the provisions of the Act in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.
3. The Additional Property shall be considered Added Common Elements. The Added Common Elements annexed and added to by this instrument are hereby granted and conveyed to the grantees as set forth in the Declaration and the attached Exhibit "B".
4. The Added Common Elements are considered a Storage Area comprising of sixteen (16) Storage Spaces.
5. This Amendment shall not change the percentages of ownership of any Unit or Parking Unit, however, Exhibit "B" to the Declaration shall be replaced in its entirety with the attached Exhibit "B".
6. Declarant hereby reserves its further rights under Article 14 of the Declaration as to those portions of the Additional Property not added and annexed to the Property or Parcel pursuant to this Amendment.
7. The recording of this Amendment shall not alter or affect the amount of any lien for Common Expenses due from the Unit Owners of the Existing Units prior to such recording, not the respective amounts assessed to or due from the Unit Owner or Owners of the Existing Units for Common Expenses or other assessments levied or assessed prior to such recording.


UNOFFICIAL COPY

8. Except as modified, altered and amended by this Amendment, the Declaration is declared to be and shall continue in full force and effect in accordance with its terms.

Dated: November 30, 2016

By:

Lakeshore East Park Homes LLC, an Illinois limited liability company,

By:  _____
Manager

Name:
(Print): David Carling

Property of Cook County Clerk's Office

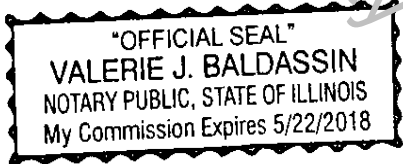
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Valerie J Baldassin, a Notary Public in and for said County and State, do hereby certify that David Conins, a Manager of Lakeshore East Park Homes LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the within instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of November, 2016.

Valerie J Baldassin
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Pages 1 and 10 of the Plat of Survey

(Attached hereto)

Legal Description of the Condominium Parcel

PARCEL 1:

LOT 18 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION, RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045.

PARCEL 2:

(APPURTENANT TO AND BURDENING ALL LOTS IN LAKESHORE EAST SUBDIVISION)

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFOREMENTIONED, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 043247091, AND RE-RECORDED JANUARY 19, 2005 AS DOCUMENT NUMBER 0501919098, AND FURTHER AMENDED BY THE THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FURTHER AMENDED BY FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND FURTHER AMENDED BY FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND ALSO RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062, AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 00714222037 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF

UNOFFICIAL COPY

COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102 AND THE TENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 18, 2013 AND RECORDED APRIL 23, 2013 AS DOCUMENT 1311318049 AND THE ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EACH EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 16, 2014 AND RECORDED JANUARY 16, 2014 AS DOCUMENT NUMBER 1401644060.

PARCEL 3:

THAT PART OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF LOT 16 AND 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045 SAID PART LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 5.00 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 16 (SAID EAST LINE BEING ALSO THE WEST LINE OF N. FIELD BOULEVARD) WITH A LINE WHICH IS 17.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 16 (SAID NORTH LINE BEING ALSO THE SOUTH LINE OF E. BENTON PLACE); THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID EAST LINE OF LOT 16), A DISTANCE OF 171.43 FEET; THENCE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 10.00 FEET TO A POINT WHICH IS 23.19 FEET, MEASURED PERPENDICULARLY, SOUTH OF SAID NORTH LINE OF LOT 16 AND 179.65 FEET, MEASURED PERPENDICULARLY, WEST OF SAID EAST LINE LOT OF 16; THENCE EAST ALONG A LINE PARALLEL TO SAID NORTH LINE OF LOT 16, A DISTANCE OF 8.56 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.67 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST COURSE, A DISTANCE OF 10.83 FEET, THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE 1.99 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 22.50 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 22.17 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 34.92 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 24.16 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 12.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 799 SQUARE FEET OR 0.0018 ACRES OF LAND, MORE OR LESS.

Addresses of Property: **171-195 N. Westshore Drive, Chicago, Illinois**
 172-194 N. Harbor Drive, Chicago, Illinois
 401-435 E. Benton Place, Chicago, Illinois

PIN NOS:

UNOFFICIAL COPY

17-10-400-044-1001	17-10-400-044-1028	17-10-400-044-1055
17-10-400-044-1002	17-10-400-044-1029	17-10-400-044-1056
17-10-400-044-1003	17-10-400-044-1030	17-10-400-044-1057
17-10-400-044-1004	17-10-400-044-1031	17-10-400-044-1058
17-10-400-044-1005	17-10-400-044-1032	17-10-400-044-1059
17-10-400-044-1006	17-10-400-044-1033	17-10-400-044-1060
17-10-400-044-1007	17-10-400-044-1034	17-10-400-044-1061
17-10-400-044-1008	17-10-400-044-1035	17-10-400-044-1062
17-10-400-044-1009	17-10-400-044-1036	17-10-400-044-1063
17-10-400-044-1010	17-10-400-044-1037	17-10-400-044-1064
17-10-400-044-1011	17-10-400-044-1038	17-10-400-044-1065
17-10-400-044-1012	17-10-400-044-1039	
17-10-400-044-1013	17-10-400-044-1040	
17-10-400-044-1014	17-10-400-044-1041	
17-10-400-044-1015	17-10-400-044-1042	
17-10-400-044-1016	17-10-400-044-1043	
17-10-400-044-1017	17-10-400-044-1044	
17-10-400-044-1018	17-10-400-044-1045	
17-10-400-044-1019	17-10-400-044-1046	
17-10-400-044-1020	17-10-400-044-1047	
17-10-400-044-1021	17-10-400-044-1048	
17-10-400-044-1022	17-10-400-044-1049	
17-10-400-044-1023	17-10-400-044-1050	
17-10-400-044-1024	17-10-400-044-1051	
17-10-400-044-1025	17-10-400-044-1052	
17-10-400-044-1026	17-10-400-044-1053	
17-10-400-044-1027	17-10-400-044-1054	

17-10-318-078-0000
 17-10-318-079-0000

County Clerk's Office

UNOFFICIAL COPY

Parking/ Unit No.	Storage Space	Percentage of Ownership
Building 1		
401		5.029488%
403		4.485251%
409		4.410184%
411		4.485251%
415		4.369827%
419		4.710453%
421		4.654152%
423		4.710453%
425		4.654152%
427		4.091149%
Buiding 2		
174		3.737090%
175		2.983909%
176		3.520639%
178		1.126007%
179		2.252004%
180		5.728587%
181		2.325195%
182		3.563091%
183		2.392755%
184		4.696747%
185		3.378011%
187		3.471845%
190		4.479637%
191		3.321857%
192		2.422268%
Parking		
P-1	SS-1	0.125000%
P-2	SS-2	0.125000%
P-3		0.125000%
P-4		0.125000%
P-5	SS-5	0.125000%
P-6	SS-6	0.125000%
P-7		0.125000%
P-8		0.125000%
P-9	SS-9	0.125000%
P-10	SS-10	0.125000%
P-11		0.125000%
P-12		0.125000%
P-13	SS-13	0.125000%
P-14	SS-14	0.125000%
P-15		0.125000%
P-16		0.125000%
P-17	SS-17	0.125000%
P-18	SS-18	0.125000%
P-19		0.125000%
P-20	SS-42	0.125000%
P-21	SS-21	0.125000%
P-22	SS-44	0.125000%
P-23	SS-56	0.125000%
P-24	SS-48	0.125000%

UNOFFICIAL COPY

EXHIBIT

ATTACHED TO



*10px
2 exhibit
\$100.00*

DOCUMENT

SEE PLAT INDEX

Property of Cook County Clerk's Office