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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2017 01:53 PM PG: 1 OF 10

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AMENDMENT NUMBER 26 TO DECLARATION OF CONDOMINIUM -
TRANSFER AND EXCHANGE OF LIMITED COMMON ELEMENT PARKING
SPACES

(WITHOUT CHANGE OF PERCENTAGE OWNERSHIP INTERESTS)

This document prepared by and
after recording return to:

Lawrence M. Gritton
126 West Chicago Avenue
Chicago, Illinois 60610

Street Address:

860 West Blackhawk
Chicago, Illinois 60642

Permanent Index Number:

17-05-214-022-1200

Box 400

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AMENDMENT NUMBER 26 TO DECLARATION OF CONDOMINIUM - TRANSFER AND EXCHANGE OF LIMITED COMMON ELEMENT PARKING SPACES

(WITHOUT CHANGE OF PERCENTAGE OWNERSHIP INTERESTS)

This Amendment Number 26 to Declaration of Condominium - Result of Transfer and Exchange of Limited Common Element Parking Spaces (the "**Amendment**") dated as of the 7th day of April, 2017.

WITNESSETH:

WHEREAS, on November 6, 2008, SoNo West LLC, an Illinois limited liability company, recorded a Declaration of Condominium Ownership for SoNo West Condominium in the Office of the Recorder of Deeds of Cook County, Illinois as Document 0831145010 (as amended from time to time, the "**Declaration**") with respect to the Property described therein, creating SoNo West Condominium (the "**Condominium**"); and

WHEREAS, Unit Owners may transfer Limited Common Elements appurtenant to their Units as provided in the Declaration and the Illinois Condominium Property Act (the "**Act**"), upon recordation of an amendment to the Declaration in accordance with the terms of the Act and the Declaration; and

WHEREAS, Furniture L.L.C., an Illinois limited liability company ("**Furniture**"), owns fee simple title to Parking Unit 200, which includes Parking Spaces P-16 and P-17, in the Condominium; and

WHEREAS, Zachary R. Smith ("**Smith**"), owns fee simple title to Unit 706 in the Condominium, which includes Parking Space P-10 as a limited common element; and

WHEREAS, Furniture, as the Unit Owner of Parking Unit 200, now desires to transfer all of its right, title and interest in Parking Spaces P-16 and P-17, limited common elements appurtenant to Parking Unit 200, to Smith, as the Unit Owner of Unit 706, and Smith now desires to transfer all of its right, title and interest in Parking Space P-10, limited common element appurtenant to Unit 706, to Furniture, as the Unit Owner of Parking Unit 200 in accordance with the Declaration and the Act, and Smith further desires to pay to Furniture the sum of \$15,000 in connection with the foregoing.

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NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Furniture and Smith hereby amend the Declaration as follows:

1. The preambles set forth above are incorporated into this Amendment and shall be deemed to be terms and provisions hereof, the same as if fully set forth in this Section 1. THIS AMENDMENT IS THE 26TH AMENDMENT TO THE DECLARATION.

2. All capitalized terms used herein and defined in the Declaration shall have the meanings ascribed to such terms in the Declaration.

3. Furniture hereby transfers Parking Spaces P-16 and P-17 to Smith, and Smith hereby accepts such transfer, making Parking Spaces P-16 and P-17 appurtenant to Unit 706.

4. Smith hereby transfers Parking Space P-10 to Furniture, and shall pay the sum of \$15,000 to Furniture, and Furniture hereby accepts such transfer and exchange consideration, making Parking Space P-10 appurtenant to Parking Unit 200.

5. No changes are being made to any Unit Owner's proportionate ownership interest in the Common Elements by reason of this transfer.

6. The description of Parking Spaces P-16 and P-17 appurtenant to Unit 706, as affected by the Recording of this Amendment in the office of the Recorder of Deeds of Cook County, Illinois, is set forth on **Exhibit A** hereto.

7. The legal description of Unit 706 after the recording of this Amendment in the office of the Recorder of Deeds of Cook County, Illinois is set forth on **Exhibit B** hereto.

8. The description of Parking Space P-10 appurtenant to Parking Unit 200, as affected by the Recording of this Amendment in the office of the Recorder of Deeds of Cook County, Illinois, is set forth on **Exhibit C** hereto.

9. The legal description of Parking Unit 200 after the recording of this Amendment in the office of the Recorder of Deeds of Cook County, Illinois is set forth on **Exhibit D** hereto.

10. This Amendment shall be effective upon its recording.

11. The undersigned certify that a copy of this Amendment has been delivered to the Board of Managers of the Condominium.

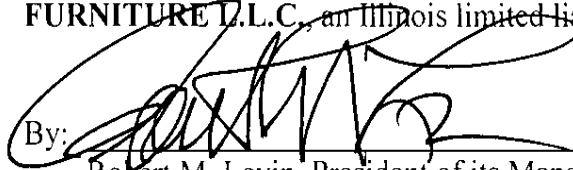
[Signature Page Follows]

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IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date and year first above written.

Furniture, as the Unit Owner of Parking Unit 200

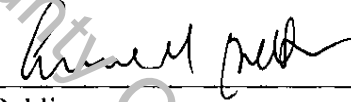
FURNITURE L.L.C., an Illinois limited liability company

By: 
Robert M. Levin, President of its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Robert M. Levin, President of the Manager of Furniture L.L.C., an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of the Manager of Furniture L.L.C. and appeared before me this day in person and acknowledged that he signed, sealed and delivered said 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 official on April 7, 2017.



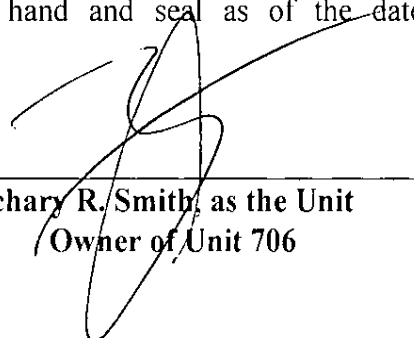
Notary Public

My commission expires: 2/19/20



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IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date and year first above written.

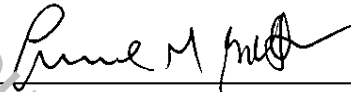


Zachary R. Smith, as the Unit
Owner of Unit 706

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

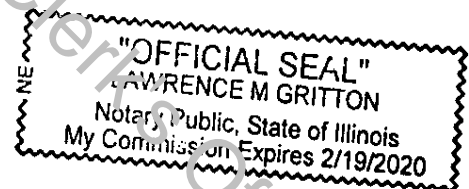
The undersigned, a Notary Public in and for said County and State, does hereby certify that Zachary R. Smith is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official on April 7, 2017.



Notary Public

My commission expires: 2/19/20



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EXHIBIT A

The following Limited Common Element Parking Spaces are appurtenant to Unit 706, SoNo West Condominium, Chicago, Illinois:

The exclusive right to use Parking Spaces P-16 and P-17, limited common elements, in the SoNo West Condominium as delineated on the plat of survey of that part of the following described real estate: part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit C to the Declaration of Condominium recorded as Document Number 0831145010, as amended from time to time, East of the Third Principal Meridian, in Cook County, Illinois.

Street Address: 860 West Blackhawk, Chicago, Illinois 60642

Permanent Index Number: 17-05-214-022-1172

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EXHIBIT B

THE LEGAL DESCRIPTION OF UNIT 706 AFTER THE RECORDING OF THIS AMENDMENT:

Parcel 1:

Unit 706 in the SoNo West Condominium as delineated on a Survey of the following described land: part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit C to the Declaration of Condominium recorded as Document Number 0831145010, as amended from time to time, together with its undivided interest in the Common Elements, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Spaces P-16, P-17 and P-202, Limited Common Elements as delineated on the Survey attached to the Declaration aforesaid.

Parcel 3:

The exclusive right to the use of Storage Space S-73, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid.

Parcel 4:

Driveway Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Driveway Easements (SoNo West – SoNo East) executed by Furniture L.L.C., an Illinois limited liability company and recorded October 4, 2006 as Document 0627742156, as amended and restated in Amended and Restated Declaration of Driveway Easements dated as of October 30, 2008 and recorded October 31, 2008 as Document 0830518059.

Street Address: 860 West Blackhawk, Chicago, Illinois 60642

Permanent Index Number: 17-05-214-022-1172

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EXHIBIT C

The following Limited Common Element Parking Space is appurtenant to Parking Unit 200, SoNo West Condominium, Chicago, Illinois:

The exclusive right to use Parking Space P-10, limited common elements, in the SoNo West Condominium as delineated on the plat of survey of that part of the following described real estate: part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit C to the Declaration of Condominium recorded as Document Number 0831145010, as amended from time to time, East of the Third Principal Meridian, in Cook County, Illinois.

Street Address: 860 West Blackhawk, Chicago, Illinois 60642

Permanent Index Number: 17-05-214-022-1200

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EXHIBIT D

Parcel 1:

Unit 200 in the SoNo West Condominium as delineated on a Survey of the following described land: part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit C to the Declaration of Condominium recorded November 6, 2008 as Document Number 0831145010, as amended from time to time, together with its undivided Percentage interest in the Common Elements, in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Spaces P-1, P-15, P-10, P-18, P-229, P-231, P-233, P-235, P-237, P-250, P-251, P-252, P-253, P-254, P-255, P-256 and P-257, Limited Common Elements as delineated on the Survey attached to the Declaration aforesaid. **[DELETE DAKER SPACE]**

Parcel 3:

Driveway Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Driveway Easements (SoNo West – SoNo East) executed by Furniture L.L.C., an Illinois limited liability company and recorded October 4, 2006 as Document 0627742156, as amended and restated in Amended and Restated Declaration of Driveway Easements dated as of October 30, 2008 and recorded October 31, 2008 as Document 0830515059.

Street Address: Unit 706, 860 West Blackhawk, Chicago, Illinois 60642

Permanent Index Number: 17-05-214-022-1200

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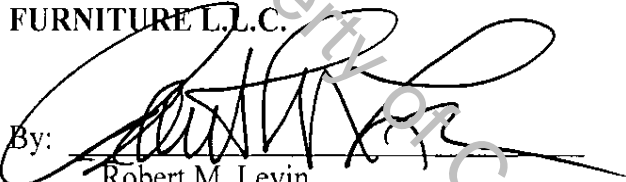
CERTIFICATION OF FURNITURE L.L.C.

The undersigned, FURNITURE L.L.C., being the owner of fee simple title to Parking Unit 200, which includes Parking Spaces P-16 and P-17, in the SoNo West Condominium as provided aforesaid, hereby certifies that a copy of this Amendment has been delivered by Furniture L.L.C. to the Board of Managers of the SoNo West Condominium.

Dated: April 7, 2017

FURNITURE L.L.C.

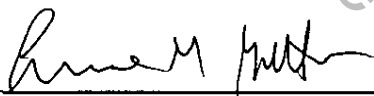
By:


Robert M. Levin,
President of its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Robert M. Levin, President of the Manager of Furniture L.L.C., an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing Certification as such President of the Manager of Furniture L.L.C. and appeared before me this day in person and acknowledged that he signed, sealed and delivered said Certification 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 official on April 7, 2017.



Notary Public

My commission expires: 2/19/20

