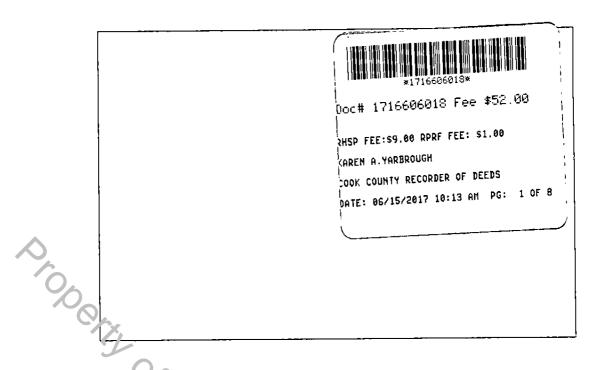
# **UNOFFICIAL COPY**



# AMENDMENT (NUMBER 3) TO DECLARATION OF CONDOMINIUM - TRANSFER OF LIMITED COMMON ELEMENT PARKING SPACE

### (WITHOUT CHANGE OF PERCENTAGE OWNERSHIP INTERESTS)

This document prepared by and after recording return to:

Lawrence M. Gritton 126 West Chicago Avenue Chicago, Illinois 60654 Street Address:

JUNE C

400 West Huron Street Chicago, Illinois 6/654

Permanent Index Nursber

17-09-120-013-0000 17-09-120-014-0000



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### AMENDMENT (NUMBER 3) TO DECLARATION OF CONDOMINIUM - TRANSFER OF LIMITED COMMON ELEMENT PARKING SPACE

#### (WITHOUT CHANGE OF PERCENTAGE OWNERSHIP INTERESTS)

This Amendment (Number 3) to Declaration of Condominium - Transfer of Limited Common Element Parking Space (the "Amendment") dated as of the 4th day of June, 2017.

#### WITNESSETH:

WHEREAS, on April 6, 2017, Huron Sedgwick Development LLC, an Illinois limited liability company ("<u>Developer</u>"), recorded a Declaration of Condominium Ownership for 400 West Huron Condominiums in the Office of the Recorder of Deeds of Cook County, Illinois as Document 1709629057, as amended by First Amendment to Declaration of Condominium recorded as Document Number 1713013044 and Second (Special) Amendment to Declaration of Condominium recorded as Document Number 1715145013 (as so amended, the "<u>Declaration</u>"), with respect to the Property described therein, creating 400 West Huron Condominiums (the "Condominium");

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, Developer owns fee simple title to Parking Unit P-50, which includes Parking Space P-47, in the Condominium; and

WHEREAS, Charles Robert Wulf and Julie Wulf (collectively, "Wulf"), own fee simple title to Unit 601 in the Condominium, which includes Parking Spaces P. 40 and P-41 as limited common elements; and

WHEREAS, Developer, as the Unit Owner of Parking Unit P-50, now desires to transfer all of its right, title and interest in Parking Space P-47, limited common element appurtenant to Parking Unit P-50, to Wulf, as the Unit Owner of Unit 601, in consideration of which Wulf further agrees to pay to Developer the purchase price the foregoing transfer.

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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, Developer and Wulf hereby amend the Declaration as follows:

- 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 3RD AMENDMENT TO THE DECLARATION.
- All capitalized terms used herein and defined in the Declaration shall have the meanings 2. ascribed to such terms in the Declaration.
- Developer hereby transfers Parking Space P-47 to Wulf, and Wulf hereby accepts such 3. transfer, making Parking Space P-47 appurtenant to Unit 601.
- No changes are being made to any Unit Owner's proportionate ownership interest in the Common Elements by reason of this transfer.
- The legal description of Unit 601 after the recording of this Amendment in the office of the Recorder of Deeds of Cook County, Illinois is set forth on **Exhibit A** hereto.
- 6. Parking Unit P-50 shall (wn the following Parking Spaces after the recording of this Amendment in the office of the Recorder of Deeds of Cook County, Illinois: P-23, P-24, P-25, P-47, P-48, P-49, P-19 (handicap) and P-67 (handicap) - Parking Space P-50 is the Parking Unit.
  - 7. This Amendment shall be effective upon its recording.
- that a copy of this An.

  [Signature Page Follows] The undersigned certify that a copy of this Amendment has been delivered to the Board of 8. Managers of the Condominium.

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

Developer, as the Unit Owner of Parking Unit P-50

HURON SEDGWICK-DEVELORMENT LLC, an Illinois

limited liability company

Rv.

Robert M. Levin, President of its Manager

STATE OF ILL DIOIS )

) 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 Huron Sedgwick Development LLC, 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 Huron Sedgwick Development LLC, 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 Ju ie 8 2017.

Notary Public

My commission expires

12-20-201

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MARIANNE GORMAN
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
December 20, 2017

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# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date and year first above written.

CHARLES ROBERT WULF

JULIE WULF

**Owners of Unit 601** 

STATE OF ILLINOIS )

) SS.

**COUNTY OF COOK** 

The undersigned, a Notacy Public in and for said County and State, does hereby certify that Charles Robert Wulf and Julie Wulf, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official on Jun 2 2017.

DAVID AMARO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 10, 2020

Notary Public

My commission expires: March 10, 2020

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#### **EXHIBIT A**

THE LEGAL DESCRIPTION OF UNIT 601 AFTER THE RECORDING OF THIS AMENDMENT:

#### Parcel 1:

Unit 601 in the 400 West Huron Condominiums as delineated on a survey of the following described real estate:

LOTS 23 TO 28 BOTH INCLUSIVE, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPT:

#### RETAIL PARCEL 1:

THAT PART LOTS 23 TO 28 30TH INCLUSIVE, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.26 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.94 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NOP I'H, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTH 90°00'00" WEST ALGNG THE SOUTH LINE OF LOTS 27 AND 28 AFORESAID 41.17 FEET; THENCE NORTH 00°01'42" WEST 57.11 FEET; THENCE NORTH 90°00'00" WEST 7.10 FEET; THENCE NORTH 00°01'42" WEST 2.23 FEET; THENCE NORTH 90°00'00" EAST 56.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28; THENCE SOUTH 90°01'42" EAST ALONG THE EAST LINE OF LOT 28 AFORESAID 68.05 FEET TO THE POINT OF BEGINNING:

ALSO EXCEPT:

#### RETAIL PARCEL 2:

THAT PART LOTS 23 TO 28 BOTH INCLUSIVE, LYING BELOW A HORIZONT AL PLANE HAVING AN ELEVATION OF +13.94 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +2.42 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 28: THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOT 28 AFORESAID 17.95 FEET: THENCE NORTH 90°00'00" WEST 40.57' FEET; THENCE NORTH 90°01'42" WEST 28.75 FEET; THENCE NORTH 90°00'00" WEST 30.31 FEET; THENCE NORTH 90°01'42" WEST 18.84 FEET; THENCE SOUTH 90°00'00" EAST 70.88 FEET; THENCE SOUTH 90°01'42" EAST 47.59 FEET TO THE POINT OF BEGINNING;

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#### ALL IN COOK COUNTY, ILLINOIS;

which survey is attached to as <u>Revised Exhibit E</u> to the Declaration of Condominium recorded as Document Number 1709629057, as amended by First Amendment to Declaration of Condominium recorded as Document Number 1713013044 and Second (Special) Amendment to Declaration of Condominium recorded as Document Number 1715145013, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of Parking Spaces P-47, P-40 and P-41, Storage Space S-23 and Wine Storage Space WS-5, Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid, recorded April 6, 2017 as Document Number 1709629057, as amended by First Amendment to Declaration of Condominium recorded as Document Number 1713013044 and Second (Special) Amendment to Declaration of Condominium recorded as Document Number 1715145013.

#### Parcel 3:

Easements for the benefit of Parce<sup>1</sup> 1 as set forth in the Easement Agreement and Covenant dated March 23, 2015 and recorded March 30, 2015 as document number 1508957365.

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Street Address: Unit 601, 400 West Huron Street, Chicago, IL 60654

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#### CERTIFICATION OF HURON SEDGWICK DEVELOPMENT LLC

The undersigned, HURON SEDGWICK DEVELOPMENT LLC, being the owner of fee simple title to Parking Unit p-50, which includes Parking Space P 47 in the 400 West Huron Condominiums as provided aforesaid, hereby certifies that a copy of this Amendment has been delivered by Huron Sedgwick Development LLC to the Board of Managers of the 400 West Huron Condominium Association.

Dated: June 5. 2017

HURON SEDGWICK DEVELOPMENT LLC, an Illinois

limited liability company

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 Huron Sedgwick Development LLC, 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 Huron Sedgwick Development LLC, 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 vice; and purposes therein set forth.

GIVEN under my hand and official on June <u>8</u> 2017.

MARIANNE GORMAN
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
December 20, 2017

Notary Public

My commission expires: 12-20-20/7