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 *1716606018*
Doc# 1716606018 Fee \$52.00
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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/15/2017 10:13 AM PG: 1 OF 8

**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:**

400 West Huron Street  
Chicago, Illinois 60654

**Permanent Index Number:**

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 21<sup>st</sup> day of June, 2017.

#### WITNESSETH:

**WHEREAS**, on April 6, 2017, Huron Sedgwick Development LLC, an Illinois limited liability company ("Developer"), 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 "Declaration"), 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:

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 3RD 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. Developer hereby transfers Parking Space P-47 to Wulf, and Wulf hereby accepts such transfer, making Parking Space P-47 appurtenant to Unit 601.
4. No changes are being made to any Unit Owner's proportionate ownership interest in the Common Elements by reason of this transfer.
5. 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 own 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.
8. The undersigned certify that a copy of this Amendment has been delivered to the Board of Managers of the Condominium.

*[Signature Page Follows]*

Cook County Clerk's Office





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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 BOTH 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 NORTH, 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 ALONG 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" WEST 8.42 FEET; THENCE NORTH 00°01'42" WEST 8.71 FEET; THENCE SOUTH 90°00'00" EAST 56.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28; THENCE SOUTH 00°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 HORIZONTAL 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 00°01'42" WEST 20.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 40.57' FEET; THENCE NORTH 00°01'42" WEST 28.75 FEET; THENCE NORTH 90°00'00" WEST 30.31 FEET; THENCE NORTH 00°01'42" WEST 18.84 FEET; THENCE SOUTH 90°00'00" EAST 70.88 FEET; THENCE SOUTH 00°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 **Revised Exhibit E** 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 Parcel 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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**Permanent Index Numbers:** 17-09-120-013-0000  
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**Street Address:** Unit 601, 400 West Huron Street, Chicago, IL 60654

