

10/2
UNOFFICIAL COPY



1719434076

This document prepared by
And after recording return to:
Central Law Group P.C.
2822 Central Street
Suite 300
Evanston, IL 60201

Doc# 1719434076 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2017 02:16 PM PG: 1 OF 5

(Above Space for Recorder's Use)

**FOURTEENTH AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE
1800 RIDGE CONDOMINIUM**

This Fourteenth Amendment to the Declaration of Condominium Ownership for the 1800 Ridge Condominium is made and entered into this 26 day of JUNE, 2017.

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and By-Laws (Declaration) recorded in the Office of the Recorder of Cook County, Illinois on August 2, 2006 as Document No. 0621434045, the Declarant submitted the real estate described in Exhibit A hereto to the provisions of the Illinois Condominium Property Act (Act);

WHEREAS, the Declaration was amended by an Amendment dated August 16, 2006, Recorded as Document No. 0622918047, a Second Amendment dated September 6, 2006, Recorded as Document 0624912053, a Third Amendment dated October 18, 2006, Recorded as Document No. 0629210063, a Fourth Amendment dated December 1, 2006, Recorded as Document No. 0633815085, a Fifth Amendment dated January 8, 2006 (sic), Recorded as Document No. 0700815096, a Sixth Amendment dated January 10, 2007 Recorded as Document No. 0701115102, a Seventh Amendment dated April 13, 2007 Recorded as Document No. 0710315079, an Eight Amendment dated May 7, 2007 Recorded as Document No. 0712715135, a Ninth Amendment dated February 5, 2009 Recorded as Document No. 0903716036, a Certificate of Correction dated November 25, 2009 as Document No. 0932956028, an Amendment, Certificate of Transfer of Limited Common Elements and Certificate of Delivery dated November 25, 2009 Recorded as Document No. 0932056029, a Tenth Amendment recorded January 14, 2016 as Document No. 1301450042, an Eleventh Amendment recorded April 12, 2013, Recorded as Document No. 1310256035, a Twelfth Amendment recorded January 20, 2017 as Document No. 1702029088, and a Thirteenth Amendment recorded May 26, 2017 as Document No. 1702029088.

UNOFFICIAL COPY

WHEREAS, by the Tenth Amendment to the Declaration The Limited Common Element Parking Space assigned to the respective units was corrected and set forth in Amended and Restated Exhibit "D" attached thereto;

WHEREAS, Plowshares Asset Management, LLC, an Illinois limited liability company, is the Owner of Unit 206 which includes the exclusive right to use of Parking Space P-2, a limited common element;

WHEREAS, Plowshares Asset Management, LLC, an Illinois limited liability company, is the Owner of Unit 403;

WHEREAS, John T. Cunningham, as sole member of Plowshares Asset Management, LLC, an Illinois limited liability company, the Owner of Unit 206 in the 1800 Ridge Condominium, desires to transfer the exclusive right to use of Parking Space P-2, a limited common element as defined in the Declaration, as amended, and delineated on the plat of survey attached thereto, to the Owner of Unit 403 in the 1800 Ridge Condominium;

WHEREAS, Section 26 of the Illinois Condominium Property Act sets forth the procedure for the transfer of the use of limited common elements by an amendment to the Declaration executed by all unit owners who are parties to the transfer and consented to by all unit owners who have any right to use the limited common elements affected;

NOW THEREFORE, the undersigned Unit Owners do hereby consent to amend the Declaration as follows:

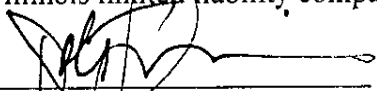
1. The Owner of Unit 206 does hereby transfer, convey, and assign the exclusive right to use of Parking Space P-2, a limited common element, to the Owner of Unit 403 in the 1800 Ridge Condominium.
2. The Owner of Unit 403 does hereby accept the transfer and assignment of the exclusive right to use of Parking Space P-2, a limited common element, in the 1800 Ridge Condominium.
3. The Unit Owner of Unit 206 does hereby, from this date forward, relinquish any right, title, interest or claim to the exclusive right to use of Parking Space P-2 for itself, its heirs, successors and/or assigns.
4. The exclusive right to use of Parking Space P-2 shall run with and not be severed from title to Unit 403 so that only the owner of Unit 403 shall have the right to use or transfer such limited common element.
5. All Unit Owners who are parties to this transfer or who have any right to use the limited common element affected, namely Parking Space P-2, hereby consent to this transfer.
6. Except as specifically set forth herein, the Declaration, as amended, is hereby ratified and confirmed.

UNOFFICIAL COPY

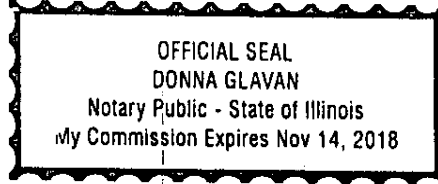
IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year first above written.

OWNER OF UNIT 206

Plowshares Asset Management, LLC
an Illinois limited liability company



By: John T. Cunningham
Its: Sole Member



STATE OF ILLINOIS, COUNTY OF COOK)

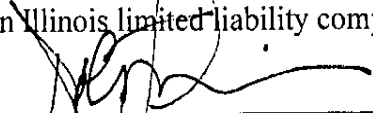
I, the undersigned, a Notary Public in and for said County and State, does hereby certify that John T. Cunningham, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of June, 2017.

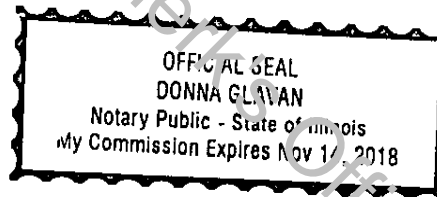
Notary Public: Donna Glavan My Commission Expires: Nov. 14, 2018

OWNER OF UNIT 403

Plowshares Asset Management, LLC
an Illinois limited liability company



By: John T. Cunningham
Its: Sole Member



STATE OF ILLINOIS, COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, does hereby certify that John T. Cunningham, 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 he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of June, 2017.

Notary Public: Donna Glavan My Commission Expires: Nov. 14, 2018

UNOFFICIAL COPY

CERTIFICATE

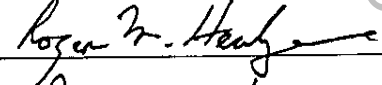
I, John T. Cunningham, sole member of Plowshares Asset Management, LLC, an Illinois limited liability company, Owner of Unit 206 and Unit 403 in the 1800 Ridge Condominium located at 1800 Ridge Avenue, Evanston, IL 60201 certify that I have delivered a copy of the above Fourteenth Amendment to the Declaration of Condominium Ownership for the 1800 Ridge Condominium to the Board of Managers of The 1800 Ridge Condominium Association by personal delivery to the President of the 1800 Ridge Condominium Association.

Dated: 26 JUNE, 2017.



John T. Cunningham

Receipt Acknowledged:
1800 Ridge Condominium Association

By: 
Roger M. HEUBERGER
Print Name

Its: President

Date: 6/26/17

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION 1800 RIDGE CONDOMINIUM

Lot 1 and the North 49.00 feet of the West 202.00 feet of Lot 2 in Evanston Ridge-Vineyard subdivision, a re-subdivision of Lot 1 in plat of consolidation of Lots 13 and 14 in Mont Joie's addition to Evanston, being a subdivision of part of the Southwest Quarter of the Northwest Quarter, Section 18, Township 41 North, Range 14, and part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 41 North, Range 14, Lot 24 in the County Clerk's division of un-subdivided lands in the Northwest Quarter of Section 18, Township 41 North, Range 14, Lot 6 and Lot 7 (except the West 25.00 feet of the South half of Lot 7) in Circuit Court partition of Lots 23 and 25 in County Clerk's division aforesaid, and also vacated Lyons Street lying South of County Clerk's division aforesaid, all East of the third principal meridian, in the City of Evanston, in Cook County, Illinois.

Commonly known as: 1800 Ridge Avenue, Evanston, IL 60201

<u>UNIT</u>	<u>PIN</u>
Unit 101	11-18-121-025-1001
Unit 102	11-18-121-025-1002
Unit 103	11-18-121-025-1003
Unit 104	11-18-121-025-1004
Unit 105	11-18-121-025-1005
Unit 106	11-18-121-025-1006
Unit 107	11-18-121-025-1007
Unit 108	11-18-121-025-1008
Unit 109	11-18-121-025-1009
Unit 110	11-18-121-025-1010
Unit 111	11-18-121-025-1011
Unit 201	11-18-121-025-1012
Unit 202	11-18-121-025-1013
Unit 203	11-18-121-025-1014
Unit 204	11-18-121-025-1015
Unit 205	11-18-121-025-1016
Unit 206	11-18-121-025-1017
Unit 207	11-18-121-025-1018
Unit 208/209	11-18-121-025-1019
Unit 210	11-18-121-025-1020
Unit 211	11-18-121-025-1021
Unit 212	11-18-121-025-1022
Unit 301	11-18-121-025-1023
Unit 302	11-18-121-025-1024
Unit 303	11-18-121-025-1025
Unit 304	11-18-121-025-1026
Unit 305	11-18-121-025-1027
Unit 306	11-18-121-025-1028
Unit 401	11-18-121-025-1029
Unit 402	11-18-121-025-1030
Unit 403	11-18-121-025-1031
Unit 404	11-18-121-025-1032
Unit 405	11-18-121-025-1033