

# UNOFFICIAL COPY

AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR THE  
PARKSHORE CONDOMINIUM ASSOCIATION  
(UNIT 4903 - UNIT 4007)  
(TRANSFER OF  
SELF-PARK PARKING RIGHT 336)



Doc# 1731245019 Fee \$56.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2017 10:56 AM PG: 1 OF 10

This Amendment ("Amendment") to the Declaration of Condominium Ownership for the Parkshore Condominium Association ("Association"):

## WITNESSETH:

**WHEREAS**, the real estate described on Exhibit A hereto and commonly known as 195 North Harbor Drive, Chicago, Illinois was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to a Declaration of Condominium Pursuant to The Condominium Property Act - The Parkshore Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 95414356 (the "Declaration"). All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

**WHEREAS**, ROBERT C. AND LAURA M. OSMANSKI (the "Unit 4903 Owner") are the record owners of Unit 4903 in the Parkshore Condominium Association (the "Association").

**WHEREAS**, Self-Park Parking Right 336 is assigned to said Unit 4903 as Limited Common Element appurtenant to Unit 4903.

**WHEREAS**, SUSAN J. LEAHY, AS TRUSTEE OF THE SUSAN J. LEAHY DECLARATION OF TRUST DATED OCTOBER 10, 2001 (the "Unit 4007 Owner") is the record owner of Unit 4007 of the Association.

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING RETURN TO:

HOWARD S. DAKOFF  
2 NORTH LASALLE STREET  
SUITE 1300  
CHICAGO, ILLINOIS 60602

COMMON ADDRESS:  
195 N. HARBOR DR.  
CHICAGO, ILLINOIS

PINS: 17-10-401-014-1427 (Unit 4903)  
17-10-401-014-1350 (Unit 4007)

*Ryok*

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**WHEREAS**, the Unit 4903 Owner and the Unit 4007 Owner are desirous of transferring Self-Park Parking Right 336 from Unit 4903 to Unit 4007.

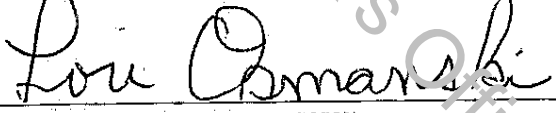
**WHEREAS**, the Declaration and Section 26 of the Act provide that Self-Park Parking Rights and other Limited Common Elements may be transferred between Unit Owners by an amendment to the Declaration executed by all Unit Owners who are parties to the transfer and containing a certificate showing that a copy of the Amendment has been delivered to the board of managers, subject only to the prior written consent of the holder of any first mortgage on the Unit transferring the Self-Park Parking Right.

**NOW THEREFORE**, the Unit 4903 Owner, as the owner of Self-Park Parking Right 336 and the Unit 4007 Owner, hereby agree as follows:

- (1) Self-Park Parking Right 336 shall hereby be assigned to Unit 4007;
- (2) The Declaration shall be amended to reflect the assignment and transfer of Self-Park Parking Right 336 to Unit 4007;
- (3) The Owners agree that the percentage ownership interests assigned to Units 4903 and 4007 respectively, shall not be modified as a result of the foregoing transfer of Self-Park Parking Right 336; and
- (4) The Owners agree that this Amendment and the assignment of Self-Park Parking Right 336 shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 4903 and 4007.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument this 14<sup>th</sup> day of October, 2017.

X:   
 (ROBERT C. OSMANSKI)  
 ("Unit 4903 Owner")

X:   
 (LAURA M. OSMANSKI)  
 ("Unit 4903 Owner")

X: \_\_\_\_\_  
 (SUSAN J. LEAHY, AS TRUSTEE OF THE SUSAN J. LEAHY DECLARATION OF TRUST DATED OCTOBER 10, 2001)  
 ("Unit 4007 Owner")

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**WHEREAS**, the Unit 4903 Owner and the Unit 4007 Owner are desirous of transferring Self-Park Parking Right 336 from Unit 4903 to Unit 4007.

**WHEREAS**, the Declaration and Section 26 of the Act provide that Self-Park Parking Rights and other Limited Common Elements may be transferred between Unit Owners by an amendment to the Declaration executed by all Unit Owners who are parties to the transfer and containing a certificate showing that a copy of the Amendment has been delivered to the board of managers, subject only to the prior written consent of the holder of any first mortgage on the Unit transferring the Self-Park Parking Right.

**NOW THEREFORE**, the Unit 4903 Owner, as the owner of Self-Park Parking Right 336 and the Unit 4007 Owner, hereby agree as follows:

(1) Self-Park Parking Right 336 shall hereby be assigned to Unit 4007;

(2) The Declaration shall be amended to reflect the assignment and transfer of Self-Park Parking Right 336 to Unit 4007;

(3) The Owners agree that the percentage ownership interests assigned to Units 4903 and 4007 respectively, shall not be modified as a result of the foregoing transfer of Self-Park Parking Right 336; and

(4) The Owners agree that this Amendment and the assignment of Self-Park Parking Right 336 shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 4903 and 4007.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument this 16 day of October, 2017.

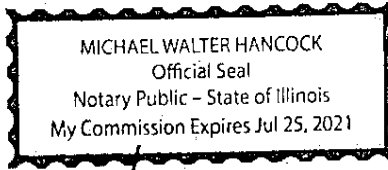
X: \_\_\_\_\_  
(ROBERT C. OSMANSKI)  
("Unit 4903 Owner")

X: \_\_\_\_\_  
(LAURA M. OSMANSKI)  
("Unit 4903 Owner")

X: Susan J. Leahy  
\_\_\_\_\_  
(SUSAN J. LEAHY, AS TRUSTEE OF THE SUSAN J. LEAHY DECLARATION OF TRUST DATED OCTOBER 10, 2001)  
("Unit 4007 Owner")

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



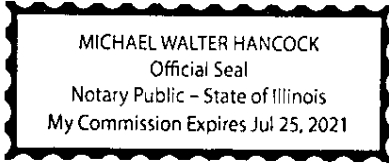
I, Michael Walter Hancock, a Notary Public in and for said County and State, do hereby certify that ROBERT C. AND LAURA M. OSMANSKI, appeared before me this day in person and acknowledged that he signed and delivered the foregoing above Amendment to Declaration as his free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11<sup>th</sup> day of October, 2017

Michael Walter Hancock  
Notary Public

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STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF COOK         )

I, Michael Walter Hancock, a Notary Public in and for said County and State, do hereby certify that SUSAN J. LEAHY, AS TRUSTEE OF THE SUSAN J. LEAHY DECLARATION OF TRUST DATED OCTOBER 10, 2001, appeared before me this day in person and acknowledged that she signed and delivered the foregoing above Amendment to Declaration as her free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of October, 2017

Michael Walter Hancock  
 Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT'S 4007 AND 4903 IN THE PARKSHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF PARCEL "A": AS LOCATED AND DEFINED IN THE PLAT OF "LAKE FRONT PLAZA II SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 30, 1962 AS DOCUMENT NUMBER (1846961) AND RUNNING THENCE NORTH ALONG A NORTHWARD EXTENSION OF THE EAST LINE OF SAID PARCEL "A" (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON MARCH 14, 1979 AS DOCUMENT NUMBER 24879730) A DISTANCE OF 176.195 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 235.083 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG THE LAST DESCRIBED PERPENDICULAR LINE A DISTANCE OF 189.959 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF NORTH LAKE SHORE DRIVE, AS SAID NORTH LAKE SHORE DRIVE WAS DEDICATED BY AN INSTRUMENT RECORDED IN THE RECORDER'S OFFICE ON MARCH 14, 1979 AS DOCUMENT NUMBER 24879733; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, A DISTANCE OF 146.790 FEET; THENCE CONTINUING SOUTHWARDLY ALONG SAID WEST LINE OF NORTH LAKE SHORE DRIVE, SAID WEST LINE BEING HERE AN ARC OF A CIRCLE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2854.789 FEET, AN ARC DISTANCE OF 85.093 FEET TO THE NORTH EAST CORNER OF BLOCK 2 OF HARBOR POINT UNIT 1, A SUBDIVISION RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 13, 1974 AS DOCUMENT NUMBER 22935649; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 169.878 FEET TO AN INTERSECTION WITH A LINE WHICH IS 235.083 FEET EAST OF AND PARALLAL WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A" IN LAKE FRONT PLAZA" SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO AND NORTH LINE OF BLOCK 2: IN HARBOR POINT UNIT NUMBER 1) A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1995, AS DOCUMENT NUMBER 95414356, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED SEPTEMBER 1, 1989 AS DOCUMENT 89410952 BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1985 AND KNOWN AS TRUST NUMBER 65812, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST JUNE 28, 1979 AND KNOWN AS TRUST NUMBER 46968

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AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1982 AND KNOWN AS TRUST NUMBER 56375 SOLELY FOR VEHICULAR ACCESS AND PEDESTRIAN ACCESS OVER EXISTING RAMPS AND ADJACENT AREAS AND ANY REPLACEMENTS OF THOSE EXISTING RAMPS AND OVER SUCH PORTIONS OF EXISTING DRIVEWAY AS FURTHER DELINEATED ON EXHIBIT C OF SAID DOCUMENT CREATING SAID EASEMENT.

## PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSES, VEHICULAR ACCESS AND PEDESTRIAN ACCESS INCIDENTAL TO THE USE OF PARCEL 1 PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT NUMBER 89410952 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART OF SAID LANDS BEING A PARCEL COMPRISED OF THE LAND, PROPERTY AND SPACE LYING BELOW AND EXTENDING DOWNWARD FROM A PLANE HAVING AN ELEVATION OF 20.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH OF SAID PARCEL WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF PARCEL "A" IN THE PLAT OF "LAKE FRONT PLAZA" SUBDIVISION (BEING A SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 30TH DAY OF APRIL 1962, IN BOOK 615 OF PLATS OF PAGES 4 TO 9, INCLUSIVE, AS DOCUMENT NUMBER 18461961); RUNNING THENCE NORTH ALONG THE NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", (SAID NORTHWARD EXTENSION BEING ALSO THE WEST LINE OF A STRIP OF LAND, 66.00 FEET WIDE, DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY PLAT OF DEDICATION RECORDED IN SAID RECORDER'S OFFICE ON THE 14TH DAY OF MARCH, 1979 AS DOCUMENT NUMBER 24879730), A DISTANCE OF 176.195 FEET; THENCE EASTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE NORTHWARDLY ALONG A LINE WHICH IS 66.00 FEET EAST OF AND PARALLEL WITH SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A"; A DISTANCE OF 30.00 FEET; THENCE EASTWARD ALONG A LINE PERPENDICULAR TO SAID NORTHWARD EXTENSION OF THE EAST LINE OF PARCEL "A", A DISTANCE OF 322.16 FEET; THENCE SOUTHWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 231.00 FEET, MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL TO THE NORTH LINE OF BLOCK 2 IN HARBORPOINT UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1974 AS DOCUMENT NUMBER 22935649; THENCE WESTWARDLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 322.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 336, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 95414356.



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## CONSENT OF MORTGAGEE

HORIZON BANK which is the holder of a first mortgage dated 10/29/12 and recorded as Document No. 1232104068, hereby consents to the recording of the Amendment and agrees that its mortgage shall be subject to the terms of the Declaration as so amended.

IN WITNESS WHEREOF, the said HORIZON BANK has caused this instrument to be signed by its duly authorized offices on its behalf; all done at \_\_\_\_\_.

Dated: 10/18/17.

By: Rebecca L Dopzalski  
Print Name: REBECCA L. DOPLZALSKI  
Print Title: VP MORTGAGE OPERATIONS

ATTEST:

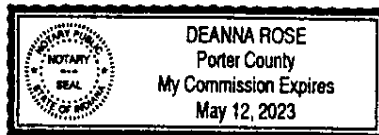
By: Deanna K Plazinski  
Print Name: Deanna K Plazinski  
Print Title: Vice President, Mortgage Loan Underwriting Supervisor

STATE OF INDIANA )  
                                  )SS.  
COUNTY OF State )

I, DEANNA ROSE, a Notary Public in and for said County and State, do hereby certify that REBECCA L. DOPLZALSKI the VP MORTGAGE OPERATIONS of HORIZON BANK ("Mortgagee"), appeared before me this day in person and acknowledged that they signed, sealed and delivered the within instrument as their free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23 day of OCTOBER, 2017.

Deanna Rose  
Notary Public





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## CONSENT OF MORTGAGEE

Horizon Bank which is the holder of a second mortgage dated 4/26/17 and recorded as Document No. E1720839081, hereby consents to the recording of the Amendment and agrees that its mortgage shall be subject to the terms of the Declaration as so amended.

IN WITNESS WHEREOF, the said Jill M. Sandilla, Vice President Horizon Bank has caused this instrument to be signed by its duly authorized offices on its behalf; all done at La Porte County, IN.

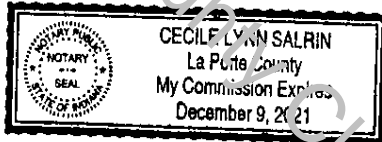
Dated: October 23, 2017.

By: [Signature]  
 Print Name: JILL M. SANDILLA  
 Print Title: VICE PRESIDENT, CONS-LENDING

ATTEST:

By: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Print Title: \_\_\_\_\_

STATE OF Indiana )  
 )SS.  
 COUNTY OF La Porte )



I, Cecile Salrin, a Notary Public in and for said County and State, do hereby certify that Jill M Sandilla the VP of Horizon ("Mortgagee"), appeared before me this day in person and acknowledged that they signed, sealed and delivered the within instrument as their free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23<sup>rd</sup> day of October, 2017.


Cecile Salrin  
 Notary Public

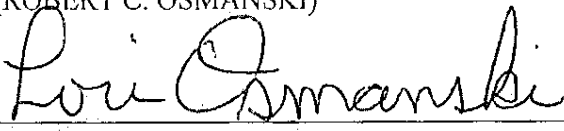
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## CERTIFICATE

ROBERT C. AND LAURA M. OSMANSKI certify that they delivered a copy of the above and foregoing Amendment to the Board of Directors of The Parkshore Condominium Association at 195 Harbor Drive Chicago, Illinois.

Dated: 10-11, 2017

X:   
\_\_\_\_\_  
(ROBERT C. OSMANSKI)

X:   
\_\_\_\_\_  
(LAURA M. OSMANSKI)

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