

# UNOFFICIAL COPY

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AFTER RECORDING RETURNED TO:

NICHOLAS P. BARTZEN  
LEVENFELD PEARLSTEIN, LLC  
2 NORTH LASALLE STREET, SUITE 1300  
CHICAGO, IL 60602



Doc# 1808745023 Fee \$46.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2018 11:19 AM PG: 1 OF 5

*For Official Use*

**THIRD AMENDMENT TO  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP  
OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE  
155 HARBOR DRIVE CONDOMINIUM ASSOCIATION**

This Third Amendment ("Amendment") to Amended and Restated Declaration of Condominium Ownership of Easements, Restrictions, Covenants and By-Laws for the 155 Harbor Drive Condominium Association is made and entered into this 27<sup>th</sup> day of March, 2018, by the Board of Directors (the "Board") of the 155 Harbor Drive Condominium Association ("Association") and the Ellen M. Shannon Revocable Trust, the Unit Owner of Units 5001 and 5002 ("Unit Owner").

WITNESSETH:

The Board administers the condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Amended and Restated Declaration of Condominium Ownership of Easements, Restrictions, Covenants and By-Laws, for 155 Harbor Drive Condominium Association, recorded on July 18, 2014 in the Cook County Recorder of Deed's Office as Document No. 1419945045 (the "Declaration"). All defined terms herein shall have the meaning ascribed to them in the Declaration unless otherwise defined;

Pursuant to Section 31 of the Act, the Unit Owner desires to amend the Declaration in order to combine, reconfigure and rename Units 5001 and 5002 into one (1) Unit whereby Units 5001 and 5002 will collectively be known as Unit 5002; and

Unit Owner has submitted a written application to the Board proposing a reallocation of the new Unit's percentage interest in the Common Elements, which has been approved by the majority of the Board.

RECORDING FEE 46.00  
DATE 3-28-18 COPIES 02  
OK BY RC

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**NOW, THEREFORE,** the Declaration is hereby amended as follows:

1. The plat of survey referred to in the Declaration and recorded in the Cook County Recorder of Deed's Office is modified to reflect the horizontal reconfiguration and physical combination of Units 5001 and 5002 into one (1) Unit, being a combination of the former Units 5001 and 5002.

2. The Declaration is modified by deleting the percentage interests for Units 5001 and 5002 and inserting the new percentage in the Common Elements for Unit 5002 as follows:

Unit 5002                      0.22816%

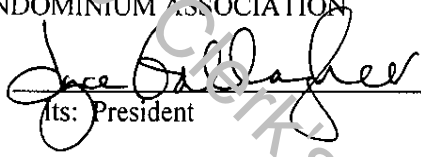
3. Any Limited Common Elements previously assigned to the Units shall remain assigned to the combined Unit 5002.

4. The Unit Owner is responsible for the costs to combine Units 5001 and 5002, for the preparation and recording of this Amendment and maintaining the combined Unit.


5. Except as expressly set forth herein, the Declaration, and any amendments thereto, shall remain in full force and effect in accordance with its terms and, other than as set forth herein, no Unit Owners' percentage interest shall be impacted by the transfer of the portion of the Common Elements as referenced herein.

IN WITNESS WHEREOF, the Board has approved this Amendment on the day and year first above written and both the Board and Unit Owner has duly executed this Third Amendment.

BOARD OF DIRECTORS OF  
155 HARBOR DRIVE  
CONDOMINIUM ASSOCIATION

By:   
Its: President

UNIT OWNER OF UNITS 5001 AND 5002  
155 HARBOR DRIVE  
CONDOMINIUM ASSOCIATION

  
Ellen M. Shannon, as Beneficiary of the  
Ellen M. Shannon Revocable Trust

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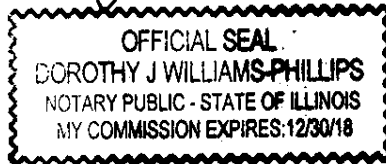
COUNTY OF COOK )  
 ) S.S.  
STATE OF ILLINOIS )

I, Dorothy J. Williams Phillips, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joyce Gallagher, as the Board President of the **155 HARBOR DRIVE CONDOMINIUM ASSOCIATION** personally known to me to be the same person whose name is subscribed to the foregoing instruments as such President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of the Board for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27<sup>th</sup> day of March, 2018.

*Dorothy Williams Phillips*  
NOTARY PUBLIC

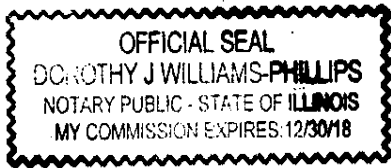
COUNTY OF COOK )  
 ) S.S.  
STATE OF ILLINOIS )



I, Dorothy J. Williams Phillips, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ELLEN M. SHANNON** known to me to be the same person whose name is subscribed to the foregoing instruments appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27<sup>th</sup> day of March, 2018.

*Dorothy Williams Phillips*  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 5001 AND 5002 IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED "PARCEL"): OF LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-"A", 1-"B", 1-"C", 2-"A", 2-"B", 2-"C", 3-"A", 3-"B", 3-"C", 4-"A", 4-"B", 4-"C", 5-"A", 5-"B", 5-"C", 6-"A", 6-"B", 6-"C", 7-"A", 7-"B", 7-"C", 8-"A", 8-"B", 8-"C", 9-"A", 9-"B", 9-"C", M-LA AND MA-LA, OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NUMBER 1, FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2, AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ADDITION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935654, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED AS AFORESAID, AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1, AFORESAID THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2, OF SAID HARBOR POINT UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935651, (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912 IN COOK COUNTY, ILLINOIS.

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PARCEL 3: EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1, AFOREDESCRIBED, AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS AS SHOWN ON PLAT OF HARBOR POINT UNIT NUMBER 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912, ALL IN COOK COUNTY, ILLINOIS.

Unit 5001: 17-10-401-005-1673

Unit 5002: 17-10-401-005-1674

Address: 155 North Harbor Drive, Unit 5002, Chicago, Illinois 60601