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AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KINGSBURY ON THE PARK CONDOMINIUM ASSOCIATION



1812719080

Doc# 1812719080 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/07/2018 03:01 PM PG: 1 OF 12

This document is recorded for the purpose of the Declaration of Covenants, Conditions, Restrictions and Easements (hereafter the "Declaration") for Kingsbury on the Park Condominium Association (hereafter the "Association"), which Declaration was recorded on July 1, 2003, as Document No. 0318227048 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit A, which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Section 26 of the Illinois Condominium Property Act ("Act") provides that an Owner of a Unit may transfer, to another Owner of a Unit, or to the Association, the Limited Common Element Parking Spaces appurtenant to the Unit Ownership, upon the recording of an amendment to the Declaration in accordance with Section 26 of the Act. Section 26 of the Act provides that each transfer of limited common elements shall be made by an amendment to the Declaration executed by all unit owners who are parties to the transfer and consented to by all other unit owners who have any right to use the limited common elements affected. Section 26 further provides that the amendment shall contain a certificate

**This instrument prepared by and
after recording to be returned to:**

**Jessica L. Ryan
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089
(847) 537-0500**

showing that a copy of the amendment has been delivered to the Board of Managers of the Association, and shall contain a statement from the parties involved in the transfer which sets forth any change in the parties' proportionate shares of the common elements. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

RECORDING FEE 60.00
DATE 5-7-18 COPIES 6x
OK BY RC

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RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Owner of Unit 2201 desires to transfer Limited Common Element Parking Space No. 142 to the Owner of Unit 2308, and to amend the Declaration to reflect this transaction; and

WHEREAS, this amendment has been executed by all Owners who are parties to the transfer, and contains a statement from the parties involved in the transfer which sets forth the changes (if any) in the parties' proportionate shares of the common elements, and a copy of the amendment has been delivered to the Board of Managers of the Association, all in compliance with Section 26 of the Act.

NOW THEREFORE, the Declaration of Condominium for Kingsbury on the Park Condominium Association, a Condominium, is hereby amended in accordance with the text which follows:

1. Limited Common Element Parking Space No. 142 are hereby transferred from the Owner of Unit 2201 in the Association to the Owner of Unit 2308, and thereupon the Owner of Unit 2308 shall have all rights and benefits to use such Parking Space or allow others to use such Parking Space, a grant of a perpetual and exclusive use of said Limited Common Element Parking Space.

Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

[INTENTIONALLY LEFT BLANK]

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STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN LIMITED COMMON ELEMENTS

The undersigned are all of the Unit Owners, as well as the representatives of the Association, who are parties to the transfer of Limited Common Element Parking Space No. 142 in the Kingsbury on the Park Condominium Association and hereby acknowledge that there shall be no change in the parties' proportionate shares in the common elements:

Transfer: Joseph A. and Giovanna Cozzone as Co-Trustees of THE JOSEPH A.
653 Kingsbury, Unit 2201 COZZONE AND GIOVANNA COZZONE
Owner's Printed Name/Unit No. FAMILY TRUST dated 08/01/2013

Joseph A. Cozzone
Giovanna Cozzone

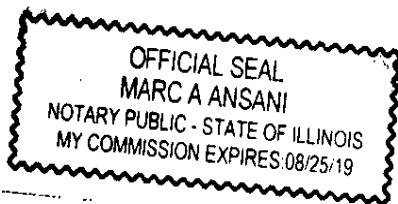
IDS Properties, LLC

By:

SAH HADDADIN

Its:

MANAGER



Marc A. Ansani
4/27/18

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UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of Limited Common Element Parking Space No. 142 in the Kingsbury on the Park Condominium Association, there being no other Owners having any right to use the limited common elements affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration.

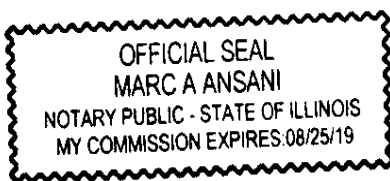
Executed this 27th day of April, 2018.

Transferor: 1. Joseph A. and Giovanna Cozzone as Co-Trustees of THE JOSEPH A.
653 Kingsbury, Unit 2201 COZZONE AND GIOVANNA COZZONE
Owner's Printed Name/Unit No. FAMILY TRUST dated 08/01/2013

Joseph A. Cozzone
Giovanna Cozzone

Transferee: 1. IDS Properties, LLC

By: SAM HADDAD
Its: MANAGER



Mm " L
4/27/18

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LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION OF THE TOTAL PARCEL

Parcel 1:

All that part of Lots 4 and 5 in the North Half of Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Described as Follows; commencing on the West line of said Lot 5, being the East line of Kingsbury Street, at a point 65 feet 3 and 5/8 inches South of the Northwest corner of said Lot 5; Thence North on the West line of said Lot 5, 65 feet 3 and 5/8 inches to the North line of said Lot 5, being also the South line of Erie Street; Thence East on the South line of Erie Street, 140.50 feet, more or less, to a point 337.60 feet West of the Northeast corner of Lot 4; Thence South on a line parallel to the East line of said Lot 4, 100 feet to the North line of an alley, being 9 feet North of the center line between Ontario and Erie Street; Thence West on the North line of said alley, 50.40 feet; Thence Northwesterly in a straight line to a point which is 3 feet 8 and 3/8 inches North of the North line of said alley and 38 feet East of the West line of said Lot 4; Thence Northwesterly in a straight line to a point in the West line of said Lot 4, being also the East line of Lot 5, which is 17 feet 3 inches North of the North line of alley aforementioned; Thence North on said line of Lots 4 and 5 to a point which is 82 feet 6 and 3/4 inches South of the South line of Erie Street; Thence Northwesterly in a straight line to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Lots 1 to 5 lying Southwesterly and Southerly of the following described line: commencing at a point in the West line of said Lot 5, a distance of 65 feet 3 5/8 inches South of the Northwest corner of said Lot 5; Thence Southeasterly in a straight line to a point which is 38 feet East of the West line of said Lot 4 and 12 feet 8 3/8 inches North of the line midway between Ontario and Erie Street; Thence Southeasterly in a straight line to a point which is 62 feet East of the West line of said Lot 4 and 9 feet North of the line between Ontario and Erie Streets; Thence Easterly along a straight line, 9 feet North of and parallel with the said line midway between Ontario and Erie Streets to its point of intersection with the East line of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in the Assessor's Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River, except for that part falling within the following described tract of land: All of the 9 foot private alley,

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being the South 9 feet of Lots 1 to 5 (both inclusive) in Block 1 and lying between the East line of said Lot 1, and the Westerly line of said Lot 5 (said Westerly line also being the Easterly line of Kingsbury Street) in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

LEGAL DESCRIPTION OF THE CONDOMINIUM PARCEL

Parcel 1:

All that part of Lots 4 and 5 in the North Half of Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Described as Follows; commencing on the West line of said Lot 5, being the East line of Kingsbury Street, at a point 65 feet 3 and 5/8 inches South of the Northwest corner of said Lot 5; Thence North on the West line of said Lot 5, 65 feet 3 and 5/8 inches to the North line of said Lot 5, being also the South line of Erie Street; Thence East on the South line of Erie Street, 140.50 feet, more or less, to a point 337.60 feet West of the Northeast corner of Lot 4; Thence South on a line parallel to the East line of said Lot 4, 100 feet to the North line of an alley, being 9 feet North of the center line between Ontario and Erie Street; Thence West on the North line of said alley, 50.40 feet; Thence Northwesterly in a straight line to a point which is 3 feet 8 and 3/8 inches North of the North line of said alley and 38 feet East of the West line of said Lot 4; Thence Northwesterly in a straight line to a point in the West line of said Lot 4, being also the East line of Lot 5, which is 17 feet 3 inches North of the North line of alley aforementioned; Thence North on said line of Lots 4 and 5 to a point which is 82 feet 6 and 3/4 inches South of the South line of Erie Street; Thence Northwesterly in a straight line to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Lots 1 to 5 lying Southwesterly and Southerly of the following described line: commencing at a point in the West line of said Lot 5, a distance of 65 feet 3 5/8 inches South of the Northwest corner of said Lot 5; Thence Southeasterly in a straight line to a point which is 38 feet East of the West line of said Lot 4 and 12 feet 8 3/8 inches North of the line midway between Ontario and Erie Street; Thence Southeasterly in a straight line to a point which is 62 feet East of the West line of said Lot 4 and 9 feet North of the line between Ontario and Erie Streets; Thence Easterly along a straight line, 9 feet North of and parallel with the said line midway between Ontario and Erie Streets to its point of intersection with the East line of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in the Assessor's Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River, except for that part falling within the

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following described tract of land: All of the 9 foot private alley, being the South 9 feet of Lots 1 to 5 (both inclusive) in Block 1 and lying between the East line of said Lot 1, and the Westerly line of said Lot 5 (said Westerly line also being the Easterly line of Kingsbury Street) in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

(Except from said Parcels 1 and 2 taken as a tract that part thereof lying above a horizontal plane of 140.13 feet above Chicago City Datum);

And also except from said tract:

That part thereof lying above a horizontal plane of 14.30 feet above Chicago City Datum and lying below a horizontal plane of 26.56 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Beginning at the Northwest corner of said tract; Thence North 90° 00' 00" East along the North line of said tract 113.23 feet; Thence South 00° 01' 58" West 91.76 feet; Thence North 90° 00' 00" West 38.23 feet; Thence North 00° 00' 00" East 26.99 feet; Thence North 90° 00' 00" West 5.32 feet; Thence North 00° 02' 31" West 1.30 feet; Thence South 89° 57' 29" West 1.0 feet; Thence North 00° 02' 31" West 26.17 feet; Thence North 89° 57' 29" East 1.0 feet; Thence North 00° 02' 31" West 3.0 feet; Thence South 89° 57' 29" West 3.0 feet; Thence South 00° 02' 31" East 1.02 feet; Thence South 89° 57' 29" West 22.0 feet; Thence North 00° 01' 17" West 2.0 feet; Thence North 90° 00' 00" West 44.35 feet; to the West line of said tract; Thence North 00° 11' 00" West along said West line 33.34 feet to the point of beginning;

And also except from said tract:

That part thereof lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 36.49 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South 90° 00' 00" West along the North line thereof 2.72 feet; Thence South 00° 00' 00" East 1.26 feet to the point of beginning; Thence South 00° 00' 00" East 19.0 feet; Thence North 89° 48' 46" West 8.0 feet; Thence North 00° 00' 00" East 10.0 feet; Thence North 90° 00' 00" West 19.0 feet; Thence North 00° 00' 00" East 8.0 feet; Thence North 90° 00' 00" East 19.0 feet; Thence North 00° 00' 00" East 1.0 feet; Thence South 89° 48' 46" East 8.0 feet to the point of beginning;

And also except from said tract:

That part lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 36.49 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South 90° 00' 00" West along the North line thereof 37.71 feet; Thence South 00° 00' 06" West 1.16 feet to the point of beginning;

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Thence South 00° 00' 06" West 8.0 feet; Thence North 89° 59' 54" West 19.0 feet; Thence North 00° 00' 00" East 8.0 feet; Thence South 89° 59' 54" East 19.0 feet to the point of beginning;

And also except from said tract:

That part lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 33.47 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South 00° 11' 00" East along the East line of said tract 34.23 feet; Thence South 89° 49' 00" West 17.07 feet to the point of beginning; Thence South 00° 02' 31" East 32.08 feet; Thence North 90° 00' 00" West 12.87 feet; Thence North 00° 00' 00" East 32.06 feet; Thence North 89° 54' 18" East 12.85 feet to the point of beginning; and also except future Unit 1104), all in Cook County, Illinois.

LEGAL DESCRIPTION OF THE RETAIL PARCEL

That part of the following 2 parcels taken as a tract Parcel 1:

All that part of Lots 4 and 5 in the North Half of Block I in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Described as Follows; commencing on the West line of said Lot 5, being the East line of Kingsbury Street, at a point 65 feet 3 and 5/8 inches South of the Northwest corner of said Lot 5; Thence North on the West line of said Lot 5, 65 feet 3 and 5/8 inches to the North line of said Lot 5, being also the South line of Erie Street; Thence East on the South line of Erie Street, 140.50 feet, more or less, to a point 337.60 feet West of the Northeast corner of Lot 4; Thence South on a line parallel to the East line of said Lot 4, 100 feet to the North line of an alley, being 9 feet North of the center line between Ontario and Erie Street; Thence West on the North line of said alley, 50.40 feet; Thence Northwesterly in a straight line to a point which is 3 feet 8 and 3/8 inches North of the North line of said alley and 38 feet East of the West line of said Lot 4; Thence Northwesterly in a straight line to a point in the West line of said Lot 4, being also the East line of Lot 5, which is 17 feet 3 inches North of the North line of alley aforementioned; Thence North on said line of Lots 4 and 5 to a point which is 82 feet 6 and 3/4 inches South of the South line of Erie Street; Thence Northwesterly in a straight line to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Lots 1 to 5 lying Southwesterly and Southerly of the following described line: commencing at a point in the West line of said Lot 5, a distance of 65 feet 3 5/8 inches

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South of the Northwest corner of said Lot 5; Thence Southeasterly in a straight line to a point which is 38 feet East of the West line of said Lot 4 and 12 feet 8 3/8 inches North of the line midway between Ontario and Erie Street; Thence Southeasterly in a straight line to a point which is 62 feet East of the West line of said Lot 4 and 9 feet North of the line between Ontario and Erie Streets; Thence Easterly along a straight line, 9 feet North of and parallel with the said line midway between Ontario and Erie Streets to its point of intersection with the East Line of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in the Assessor's Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River, except for that part falling within the following described tract of land: All of the 9 foot private alley, being the South 9 feet of Lots 1 to 5 (both inclusive) in Block 1 and lying between the East line of said Lot 1, and the Westerly line of said Lot 5 (said Westerly line also being the Easterly line of Kingsbury Street) in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

Said part of said tract lying above a horizontal plane of 14.30 feet above Chicago City Datum and lying below a horizontal plane of 26.56 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Beginning at the Northwest corner of said tract; Thence North 90° 00' 00" East along the North line of said tract 113.23 feet; Thence South 00° 01' 58" West 91.76 feet; Thence North 90° 00' 00" West 10.52 feet; Thence North 00° 00' 00" East 1.98 feet; Thence North 90° 00' 00" West 27.89 feet; Thence North 00° 00' 30" East 25.01 feet; Thence North 90° 00' 00" West 5.32 feet; Thence North 00° 02' 31" West 1.30 feet; Thence South 89° 57' 29" West 1.0 feet; Thence North 00° 02' 31" West 25.17 feet; Thence North 89° 57' 29" East 1.0 feet; Thence North 00° 02' 31" West 3.0 feet; Thence South 89° 57' 29" West 3.0 feet; Thence South 00° 02' 31" East 1.02 feet; Thence South 89° 57' 29" West 22.0 feet; Thence North 00° 01' 17" West 2.0 feet; Thence North 90° 00' 0" West 44.35 feet; to the West line of said tract; Thence North 00° 11' 00" West along said West line 33.34 feet to the point of beginning, in Cook County, Illinois.

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EXHIBIT B

Percentage of Ownership

Unit:	PIN No:	% of Ownership:
701	17-09-127-045-1001	0.89
702	17-09-127-045-1002	0.62
703	17-09-127-045-1003	1.77
704	17-09-127-045-1004	1.71
706	17-09-127-045-1005	0.97
801	17-09-127-045-1006	0.81
802	17-09-127-045-1007	0.63
803	17-09-127-045-1008	0.79
804	17-09-127-045-1009	0.57
805	17-09-127-045-1010	0.76
806	17-09-127-045-1011	0.54
807	17-09-127-045-1012	0.70
808	17-09-127-045-1013	0.53
901	17-09-127-045-1014	0.82
902	17-09-127-045-1015	0.64
903	17-09-127-045-1016	0.80
904	17-09-127-045-1017	0.57
905	17-09-127-045-1018	0.76
906	17-09-127-045-1019	0.55
907	17-09-127-045-1020	0.71
908	17-09-127-045-1021	0.54
1001	17-09-127-045-1022	0.82
1002	17-09-127-045-1023	0.64
1003	17-09-127-045-1024	0.80
1004	17-09-127-045-1025	0.54
1005	17-09-127-045-1026	0.78
1006	17-09-127-045-1027	0.56
1007	17-09-127-045-1028	0.72
1008	17-09-127-045-1029	0.54
1101	17-09-127-045-1030	1.06
1102	17-09-127-045-1031	0.65
1103	17-09-127-045-1032	1.04
1104	17-09-127-045-1033	2.86
1201	17-09-127-045-1034	0.83
1202	17-09-127-045-1035	0.65
1203	17-09-127-045-1036	0.81
1204	17-09-127-045-1037	0.58
1205	17-09-127-045-1038	0.79
1206	17-09-127-045-1039	0.58
1207	17-09-127-045-1040	0.74
1208	17-09-127-045-1041	0.55
1401	17-09-127-045-1042	0.84
1402	17-09-127-045-1043	0.66
1403	17-09-127-045-1044	0.81

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1404	17-09-127-045-1045	0.55
1405	17-09-127-045-1046	0.79
1406	17-09-127-045-1047	0.58
1407	17-09-127-045-1048	0.74
1408	17-09-127-045-1049	0.55
1501	17-09-127-045-1050	1.08
1502	17-09-127-045-1051	0.66
1503	17-09-127-045-1052	1.44
1505	17-09-127-045-1053	0.80
1506	17-09-127-045-1054	0.58
1507	17-09-127-045-1055	0.74
1508	17-09-127-045-1056	0.39
1601	17-09-127-045-1057	0.85
1602	17-09-127-045-1058	1.49
1604	17-09-127-045-1059	0.60
1605	17-09-127-045-1060	0.81
1606	17-09-127-045-1061	0.59
1607	17-09-127-045-1062	0.75
1608	17-09-127-045-1063	0.56
1701	17-09-127-045-1064	0.85
1702	17-09-127-045-1065	0.67
1703	17-09-127-045-1066	0.83
1704	17-09-127-045-1067	0.61
1705	17-09-127-045-1068	0.81
1706	17-09-127-045-1069	0.59
1707	17-09-127-045-1070	0.75
1708	17-09-127-045-1071	0.61
1801	17-09-127-045-1072	2.11
1803	17-09-127-045-1074	1.42
1805	17-09-127-045-1075	0.81
1806	17-09-127-045-1076	0.60
1807	17-09-127-045-1077	0.75
1901	17-09-127-045-1078	0.86
1902	17-09-127-045-1079	0.68
1903	17-09-127-045-1080	0.84
1904	17-09-127-045-1081	0.61
1905	17-09-127-045-1082	0.82
1906	17-09-127-045-1083	0.61
1907	17-09-127-045-1084	0.76
1908	17-09-127-045-1085	0.58
2001	17-09-127-045-1086	0.86
2002	17-09-127-045-1087	0.68
2003	17-09-127-045-1088	0.84
2004	17-09-127-045-1089	0.56
2005	17-09-127-045-1090	0.82
2006	17-09-127-045-1091	0.61
2007	17-09-127-045-1092	0.76
2008	17-09-127-045-1093	0.62
2101	17-09-127-045-1094	1.45
2102	17-09-127-045-1095	0.69
2103	17-09-127-045-1096	1.08
2104	17-09-127-045-1097	0.40
2105	17-09-127-045-1098	0.82

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2106	17-09-127-045-1099	0.61
2107	17-09-127-045-1100	0.77
2201	17-09-127-045-1101	0.87
2202	17-09-127-045-1102	0.72
2203	17-09-127-045-1103	1.20
2205	17-09-127-045-1104	0.83
2206	17-09-127-045-1105	0.61
2207	17-09-127-045-1106	0.77
2208	17-09-127-045-1107	0.59
2301	17-09-127-045-1108	0.88
2302	17-09-127-045-1109	2.77
2305	17-09-127-045-1110	0.83
2306	17-09-127-045-1111	0.62
2307	17-09-127-045-1112	0.78
2308	17-09-127-045-1113	0.60
2401	17-09-127-045-1114	1.20
2402	17-09-127-045-1115	0.74
2405	17-09-127-045-1116	1.20
2406	17-09-127-045-1117	0.62
2407	17-09-127-045-1118	0.78
2502	17-09-127-045-1119	2.34
2506	17-09-127-045-1120	0.63
2507	17-09-127-045-1121	1.60
		100.00