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Prepared By:
Keough and Moody
114 E. Van Buren
Naperville, IL 60540



Doc# 1826806229 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2018 03:30 PM PG: 1 OF 9

AMENDMENT TO DECLARATION AND PLAT OF SURVEY FOR 1400 STATE PARKWAY CONDOMINIUM ASSOCIATION

Reconfiguration of
Units 12E & 12F

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1400 STATE PARKWAY CONDOMINIUM ASSOCIATION

This Amendment to the Declaration of Condominium Ownership and Plat of Survey for 1400 State Parkway Condominium Association is an amendment to that certain Declaration of Condominium Ownership for 1400 State Parkway Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois, on October 4, 1979, as Document No. 25179002 ("Declaration").

WITNESSETH:

WHEREAS, certain real property located in the City of Chicago, Cook County, Illinois, has been submitted to the provisions of the Illinois Condominium Property Act ("Act") and the Declaration, such condominium being known 1400 State Parkway Condominium Association, which real property is legally described in Exhibit "A" (incorporated herein and attached hereto); and

WHEREAS, 1400 State Parkway Condominium Association, an Illinois not-for-profit corporation ("Association"), administers the property as set forth and described in the Declaration and the By-Laws for 1400 State Parkway Condominium Association; and

RECORDING FEE 88.00
DATE 9/25/2018 COPIES 6X
OK BY [Signature]

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WHEREAS, pursuant to Section 31 of the Act, a Unit Owner may, at the Unit Owner's own expense, subdivide or combine his or her Unit and locate or relocate common elements affected or required thereby, in accordance with the provisions of the Condominium Instruments and the requirements of the Act. Section 31 of the Act provides further that the Unit Owner shall make written application to the Board of Managers, requesting an amendment to the Condominium Instruments, setting forth in the application a proposed reallocation to the new Units of the percentage interest in the Common Elements and setting forth whether the Limited Common Elements, if any, previously assigned to the Unit to be subdivided should be assigned to each new Unit or to fewer than all of the new Units created. Section 31 of the Act provides further that if the subdivision is approved by a majority of the Board of Managers, it shall be effective upon (1) recording of an amendment to the Condominium Instruments in accordance with Sections 5 and 6 of the Act; and (2) execution by the Owner of the Unit involved; and

WHEREAS, the Owner of Unit Number 12E and Unit Number 12F wishes to reconfigure said Units and adjoining Common Elements and to amend the Declaration to reflect this transaction; and

WHEREAS, the current percentage interest in the Common Elements assigned by the Declaration to Unit Number 12E is .0094 and Unit Number 12F is .00125; and

WHEREAS, the Owner of Unit Number 12E and Unit Number 12F has submitted a written application to the Board of Managers of the Association requesting an amendment to the Condominium Instruments and setting forth in such application a proposed reallocation of the two Units of the percentage interests in the Common Elements; and

WHEREAS, a majority of the Board of Managers of the Association has approved the reconfiguration of Unit Number 12E and Unit Number 12F as described by this amendment and reflected in the Amended Plat of Survey; and

WHEREAS, this amendment has been executed by the President of the Association and the Owner of Unit Number 12E and Unit Number 12F in compliance with the Act.

NOW, THEREFORE, the Association and the Owner of Unit Number 12E and Unit Number 12F hereby declare that the Declaration be and hereby is amended as follows.

1. Exhibit "A" to the Declaration is hereby amended to reflect the reconfiguration of Unit Number 12E and Unit Number 12F, which Units shall continue be described as Unit Numbers 12E and 12F, respectively, and to reflect the reallocation of said Units' percentage interests in the Common Elements as provided below and as shown on the revised Exhibit "B" to the Declaration attached hereto and by reference made a part hereof:

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UNIT OWNER'S CONSENT

This Amendment to the Declaration of Condominium Ownership for 1400 State Parkway Condominium Association is approved by the undersigned by JAMES K. DENNEN, Unit Owner of record of Unit Number 12E and Unit Number 12F in 1400 State Parkway Condominium Association in the exercise of the power and authority conferred upon and vested in the Unit Owner. The undersigned hereby warrants that he is the sole title holder of record of Unit Number 12E and Unit Number 12F and possesses full power and authority to execute this instrument.

James K. Dennen
Unit Owner for Units 12E and 12F

STATE OF ILLINOIS

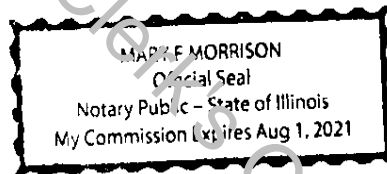
) SS.

COUNTY OF COOK)

I, Mary F. Morrison a Notary Public in and for said county in the state aforesaid, do hereby certify that the aforesaid Unit Owner for Unit Number 12E and Unit Number 12F in the 1400 State Parkway Condominium Association personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he/she signed, sealed and delivered the same instrument as his/her free and voluntary act, for the uses and purposes set forth.

Mary F. Morrison
Notary Public

My commission expires: 8-1-21



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<u>Unit Number</u>	<u>Unit Percentage of Ownership</u>
12E	.0064
12F	.0155

No other Unit's percentage of Common Elements shall change.

2. The Plat (as defined in the Declaration) is hereby amended to depict Unit Numbers 12E and 12F and adjoining Common Elements. Unit Numbers 12E and 12F shall consist of the space enclosed and bounded by the original horizontal and vertical planes set forth in the original delineation thereof as shown on the supplement the Plat attached hereto as Exhibit "1" and made a part hereof. Except as expressly set forth herein the Plat shall remain in full force and effect in accordance with its terms.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms. The effective date of this amendment shall be deemed to be the date of recording with the office of the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, 1400 State Parkway Condominium Association, an Illinois not-for-profit corporation, has caused this amendment to be executed by its President and attested to by its Secretary on this 24~~th~~ day of September, 2018.

1400 STATE PARKWAY CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

BY: Adam M. Boy
President

Attest: [Signature]
Secretary

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EXHIBIT "A"

LEGAL DESCRIPTION

PIN for Unit 12E 12-040211-035-1075

Commonly known as 1400 State Parkway, Unit 12E, Chicago, IL 60610 and legally described as:

UNIT 12E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1400 STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25179002, AS AMENDED, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN FOR 12F 17-04-211-035-1091

Commonly known as 1400 State Parkway, Unit 12F, Chicago, IL 60610 and legally described as:

UNIT 12F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1400 STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25179002, AS AMENDED, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

PERCENTAGES OF OWNERSHIP INTEREST IN COMMON ELEMENTS

<u>Unit Number</u>	<u>Unit Percentage of Ownership</u>
12E	.0064
12F	.0155

****No other Unit's percentage of Common Elements shall change.**

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EXHIBIT 1

AMENDED PLAT OF SURVEY

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COOK COUNTY RECORDER OF DEEDS
EXHIBIT
ATTACHED TO DOCUMENT

8 pages
1 Exhibit
88.00

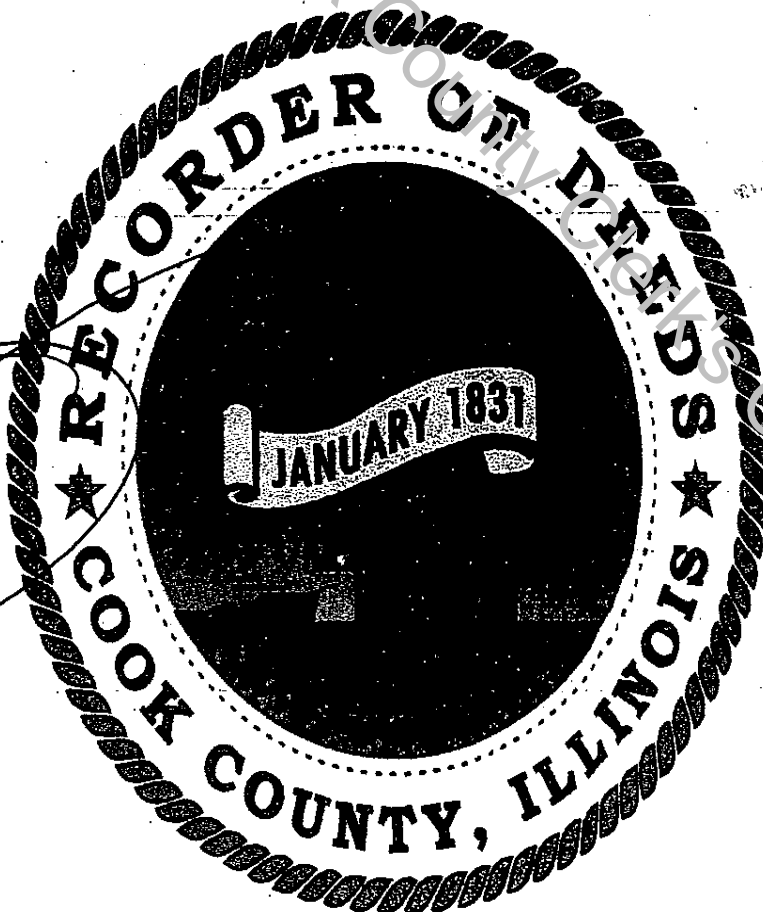


IMAGE STORED IN PLAT INDEX DATABASE