

# UNOFFICIAL COPY

AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR THE  
MICHIGAN AVENUE LOFTS  
CONDOMINIUM ASSOCIATION  
(UNIT 1612 - UNIT 203)  
(TRANSFER OF  
PARKING SPACE B-37 AND 2-01)



\*1919745105\*

Doc# 1919745105 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2019 02:24 PM PG: 1 OF 7

This Amendment ("Amendment") to the Declaration of Condominium Ownership for the Michigan Avenue Lofts Condominium ("Association") and provisions relating to Certain Non-Condominium Property:

## WITNESSETH:

**WHEREAS**, the real estate described on Exhibit A hereto and commonly known as 910 South Michigan Avenue, Chicago, Illinois was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to a Declaration of Condominium Ownership for the Michigan Avenue Lofts Condominium and provisions relating to Certain Non-Condominium Property (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 31, 1998 as Document Number 98774537 (the "Declaration"), as amended. All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

**WHEREAS**, Lakefront Investment Group LLC and Chunjie Zhu are the record owners of Unit 1612 (the "1612 Owner") in the Michigan Avenue Lofts Condominium Association.

**WHEREAS**, Parking Space B-37 and 2-01 (aka 37C and aka 117R) is assigned to said Unit 1612 as Limited Common Element appurtenant to Unit 1612.

**WHEREAS**, Barbara J. Starr is the record owner of Unit 201 (the "203 Owner") in 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:

910 S. MICHIGAN AVENUE  
CHICAGO, ILLINOIS 60605

PINS: 17-15-307-036-1216 (Unit 1612)  
17-15-307-036-1243 (Unit 203)

S Y  
P 7  
S Y-1  
M     
SC     
E     
INT R

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**WHEREAS**, the Unit 1612 Owner and the Unit 203 Owner are desirous of transferring Parking Space B-37 and 2-01 (aka 37C and aka 117R) from Unit 1612 to Unit 203.

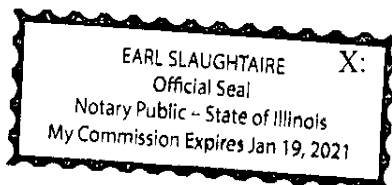
**WHEREAS**, the Declaration and Section 26 of the Act provide that a Limited Common Element may be transferred between Unit Owners by an amendment to the Declaration executed by all Unit Owners who are parties to the transfer and containing a certificate showing that a copy of the Amendment has been 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 Limited Common Element.

**NOW THEREFORE**, the Unit 1612 Owner and the Unit 203 Owner hereby agree as follows:

- (1) Parking Space B-37 and 2-01 (aka 37C and aka 117R) shall hereby be assigned to Unit 203;
- (2) The Declaration shall be amended to reflect the assignment and transfer of Parking Space B-37 and 2-01 (aka 37C and aka 117R) to Unit 203;
- (3) The Owners agree that the percentage ownership interests assigned to Units 1612 and 203, respectively, shall not be modified as a result of the foregoing transfer of Parking Space B-37 and 2-01 (aka 37C and aka 117R); and
- (4) The Owners agree that this Amendment and the assignment of Parking Space B-37 AND 2-01 (aka 37C and aka 117R) shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 1612 and/or 203.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument this 8<sup>th</sup> day of July, 2019.

LAKEFRONT INVESTMENT GROUP LLC

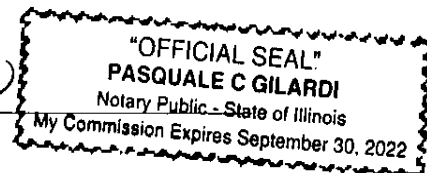


By: 3/6  
("1612 Owner")

Its: manager

X: [Signature]  
Chunjie Zhu  
("1612 Owner")

X: [Signature]  
Barbara J. Starr  
("203 Owner")



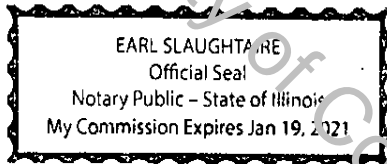
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STATE OF ILLINOIS       )  
                                       ) SS  
 COUNTY OF COOK        )

I, Earl Slaughtaire, a Notary Public in and for said County and State, do hereby  
 certify that Zhengwen Li, the manager of the Lakefront  
Investment Group LLC, appeared before me this day in person and acknowledged that s(he) signed and delivered  
 the foregoing above Amendment to Declaration as his/her free and voluntary act for the uses and purposes therein  
 set forth.

GIVEN under my hand and notarial seal this 8 day of July, 2019

Earl Slaughtaire  
 Notary Public



Property of Cook County Clerk's Office

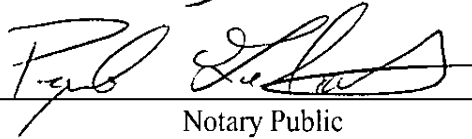
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STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF COOK        )



I, Pasquale Gilardi, a Notary Public in and for said County and State, do hereby certify that Barbara J. Starr 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 for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this & day of July, 2019

  
Notary Public

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STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF COOK       )

I, EARL SLAUGHTAIRE, a Notary Public in and for said County and State, do hereby certify that Chunjie Zhu appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing above Amendment to Declaration as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8 day of July, 2019

Earl Slaughter  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNITS 1612 AND 203 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN THE SOUTHWEST  $\frac{1}{4}$  OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF B-37 AND 2-01 (aka 37-C and aka 117R), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98774537, AS AMENDED.

#### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98774537.

Permanent Real Estate Index: 17-15-307-036-1216  
17-15-307-036-1243

Addresses of Premises: 910 S. Michigan Avenue, Units #1612 and #203  
Chicago, Illinois 60605

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## CERTIFICATE

Lakefront Investment Group LLC and Chunjie Zhu certify that they delivered a copy of the above and foregoing Amendment to the Board of Directors of Michigan Avenue Lofts Condominium Association at 910 S. Michigan Avenue, Chicago, Illinois.

Dated: July 8th, 2019

LAKEFRONT INVESTMENT GROUP LLC

X:

By:

Its: manager

X:

Chunjie Zhu

Its:

Property of Cook County Clerk's Office