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AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR THE
PARKSHORE CONDOMINIUM ASSOCIATION
(UNIT 2202 - UNIT 1108)
(TRANSFER OF
SELF-PARK PARKING RIGHT 351)



Doc# 1928106127 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 10/08/2019 03:25 PM PG: 1 OF 8

Property of Cook County Clerk's Office

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"), as amended. All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

WHEREAS, NORMAN J. ROEBER AND TINA A. ROEBER (the "Unit 2202 Owner") are the record owners of Unit 2202 in the Parkshore Condominium Association (the "Association").

WHEREAS, Self-Park Parking Right 351 is assigned to said Unit 2202 as Limited Common Element appurtenant to Unit 2202.

WHEREAS, XIAOJING FROST AND ERIC FROST (the "Unit 1108 Owner") are the record owners of Unit 1108 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: 17-10-401-01421183 (Unit 2202)
17-10-401-0141090 (Unit 1108)

1090
Eric Xiaojing Frost

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SC
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WHEREAS, the Unit 2202 Owner and the Unit 1108 Owner are desirous of transferring Self-Park Parking Right 351 from Unit 2202 to Unit 1108.

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 2202 Owner, as the owner of Self-Park Parking Right 351 and the Unit 1108 Owner, hereby agree as follows:


(1) Self-Park Parking Right 351 shall hereby be assigned to Unit 1108;


(2) The Declaration shall be amended to reflect the assignment and transfer of Self-Park Parking Right 351 to Unit 1108;


(3) The Owners agree that the percentage ownership interests assigned to Units 2202 and 1108 respectively, shall not be modified as a result of the foregoing transfer of Self-Park Parking Right 351; and


(4) The Owners agree that this Amendment and the assignment of Self-Park Parking Right 351 shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 2202 and 1108.

IN WITNESS WHEREOF, the undersigned have executed this instrument this ____ day of October, 2019.

X: 
(NORMAN J. ROEBER)
("Unit 2202 Owner")

X:  12/15 in file
(TINA A. ROEBER)
("Unit 2202 Owner")

X: _____
(XIAOJING FROST)
("Unit ~~1004~~ Owner")
1108 

X: _____
(ERIC FROST)
("Unit ~~1004~~ Owner")
1108 

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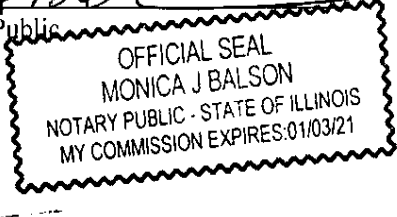
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MONICA J. BALSON, a Notary Public in and for said County and State, do hereby certify NORMAN J. ROEBER AND TINA A. ROEBER appeared before me this day in person and acknowledged that they signed and delivered the foregoing above Amendment to Declaration as their 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 4th day of OCTOBER, 2019

Monica J. Balson

Notary Public



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WHEREAS, the Unit 2202 Owner and the Unit 1108 Owner are desirous of transferring Self-Park Parking Right 351 from Unit 2202 to Unit 1108.

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 2202 Owner, as the owner of Self-Park Parking Right 351 and the Unit 1108 Owner, hereby agree as follows:

(1) Self-Park Parking Right 351 shall hereby be assigned to Unit 1108;

(2) The Declaration shall be amended to reflect the assignment and transfer of Self-Park Parking Right 351 to Unit 1108;

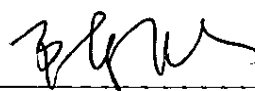
(3) The Owners agree that the percentage ownership interests assigned to Units 2202 and 1108 respectively, shall not be modified as a result of the foregoing transfer of Self-Park Parking Right 351; and

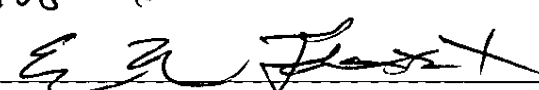
(4) The Owners agree that this Amendment and the assignment of Self-Park Parking Right 351 shall not transfer or in any way affect any other parking rights now or hereafter assigned to Units 2202 and 1108.

IN WITNESS WHEREOF, the undersigned have executed this instrument this ____ day of October, 2019.

X: _____
(NORMAN J. ROEBER)
("Unit 2202 Owner")

X: _____
(TINA A. ROEBER)
("Unit 2202 Owner")

X:  _____
(XIAOJING FROST)
("Unit ~~1007~~ 1108 Owner")

X:  _____
(ERIC FROST)
("Unit ~~1007~~ 1108 Owner")

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Marisa Terry, a Notary Public in and for said County and State, do hereby certify that XIAOJING FROST AND ERIC FROST, appeared before me this day in person and acknowledged that they signed and delivered the foregoing above Amendment to Declaration as their 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 3rd day of October, 2019



Marisa Davona Terry
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 1108 AND 2202 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 SETPEMBER 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 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER

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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 351, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 95414356.

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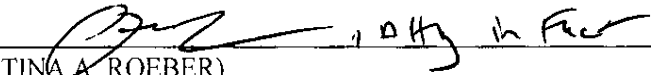
CERTIFICATE

NORMAN J. ROEBER AND TINA A. ROEBER 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: 10/4, 2019

X: 

(NORMAN J. ROEBER)
("Unit 2202 Owner")

X: 

(TINA A. ROEBER)
("Unit 2202 Owner")

Property of Cook County Clerk's Office