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AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE 4441-43 NORTH BEACON CONDOMINIUM ASSOCIATION



Doc# 2004413225 Fee \$69.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2020 04:41 PM PG: 1 OF 10

December This Amendment is made and entered into the 21st day of 2019, and is in amendment to that certain Declaration of Condominium Ownership for the 4441-43 North Beacon Condominium Association

("Declaration") recorded in the Office of the Recorder of Deeds of Cook County on April 11, 2007, as Document No. 071015069 by and between The Board of Directors of the 4441-43 North Beacon Condominium Association (hereinafter, "Assignor") and Benjamin David Zarit and Rachel Sipporah Legg Zarit (hereinafter, the "Owner of Residential Unit 1A") as well as Reuben Thornton Katz and Sabrina Katz, trustees of the Reuben Thornton Katz and Sabrina Louise Katz Joint Living Trust (hereinafter, the "Owner of Residential Unit 1B").

WHEREAS, the Assignor is desirous of assigning Storage Space S-6 and Storage Space S-5, Limited Common Elements which prior to the effective date of this Amendment have not been assigned to a particular Unit.

WHEREAS, Section 26 of the Act provides that the right to the exclusive use of a limited common element Storage Space may be transferred to an owner by an amendment to the condominium instrument and the Unit Owner may be granted the exclusive right to use it as a Limited Common Element adjacent to the Unit.

NOW THEREFORE, the Declaration is hereby amended as follows:

This document prepared by and after recording to be returned to:

RYAN H. SHPRITZ
DAVID B. SAVITT
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060 - 847/537-0500

The Assignor does hereby transfer and assign to the Owner of Residential Unit 1A all of their right, title and interest in Storage Space S-6, a Limited Common Element, to the Owner of Residential Unit 1A and therefore, the Owner of Residential Unit 1A shall have the exclusive use of

Storage Space S-6.

The Assignor does hereby transfer and assign to the Owner of Residential Unit 1B all of their right, title and interest in Storage Space S-5, a Limited Common Element to the Owner of

S 2
P 10
S 11
M 11
SC Y
SA

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Residential Unit 1B and therefore, the Owner of Residential Unit 1B shall have the exclusive use of Storage Space S-5.

Upon the effective date of this Amendment, Storage Space S-6 shall hereafter be appurtenant to the Residential Unit 1A.

Upon the effective date of this Amendment, Storage Space S-5 shall hereafter be appurtenant to Residential Unit 1B.

Exhibit B of the Declaration is hereby amended as follows:

Unit Number	% Ownership of Common Elements	Storage Space
1A	16.5%	S-6
1B	16.5%	S-5
2A	13.75%	S-1
2B	13.75%	S-4
3A	14.75%	S-2
3B	14.75%	S-3
P-1	1.5%	None
P-2	1.5%	None
P-3	1.5%	None
P-4	1.5%	None
P-5	1.5%	None
P-6	1.5%	None
P-7	1%	None

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms and any amendments thereto.

This Amendment may be signed in counterparts.

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

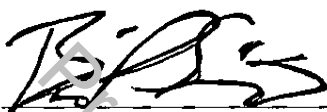
[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed as of the day and year first above written.

ASSIGNOR:

BOARD OF DIRECTORS
4441-43 NORTH BEACON
CONDOMINIUM ASSOCIATION

By:  _____

Title: Board President

OWNER OF RESIDENTIAL UNIT 1A:

BENJAMIN DAVID ZARIT AND RACHEL SIPPORAH LEGG ZARIT

By: _____

Name: _____

OWNER OF RESIDENTIAL UNIT 1B:

REUBEN THORNTON KATZ AND SABRINA KATZ, TRUSTEES OF THE REUBEN THORNTON KATZ AND SABRINA LOUISE KATZ JOINT LIVING TRUST

By: _____

Name: _____

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IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed as of the day and year first above written.

ASSIGNOR:

BOARD OF DIRECTORS
4441-43 NORTH BEACON
CONDOMINIUM ASSOCIATION

By: _____

Title: _____

OWNER OF RESIDENTIAL UNIT 1A:

BENJAMIN DAVID ZARIT AND RACHEL SIPPORAH LEGG ZARIT

By: *Ben Z and Rachel Z*

Name: Benjamin Zarit and Rachel Zarit

OWNER OF RESIDENTIAL UNIT 1B:

REUBEN THORNTON KATZ AND SABRINA KATZ, TRUSTEES OF THE REUBEN THORNTON KATZ AND SABRINA LOUISE KATZ JOINT LIVING TRUST

By: _____

Name: _____

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IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed as of the day and year first above written.

ASSIGNOR:

BOARD OF DIRECTORS
4441-43 NORTH BEACON
CONDOMINIUM ASSOCIATION

By: 

Title: Board President

OWNER OF RESIDENTIAL UNIT 1A:


BENJAMIN DAVID ZARIT AND RACHEL SIPPORAH LEGG ZARIT

By: _____

Name: _____

OWNER OF RESIDENTIAL UNIT 1B:

REUBEN THORNTON KATZ AND SABRINA KATZ, TRUSTEES OF THE REUBEN THORNTON KATZ AND SABRINA LOUISE KATZ JOINT LIVING TRUST

By: 

Name: REUBEN THORNTON KATZ



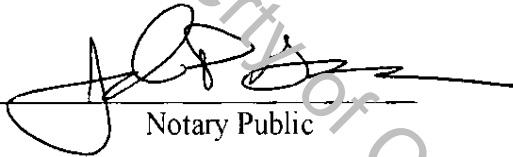
SABRINA LOUISE KATZ

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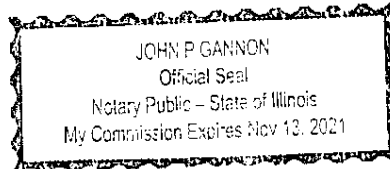
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, John Gannon, a Notary Public in and for said County and State, do hereby certify that Benjamin David Zarit and Rachel Sipporah Legg Zarit, (Owners of Residential Unit 1A), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Benjamin David Zarit and Rachel Sipporah Legg Zarit signed, sealed and delivered said instrument as their free and voluntary act, for the purposes herein set forth.

Given under my hand and seal this 21 day of DECEMBER 2019



Notary Public



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EXHIBIT A

Legal Description

UNIT [1A, 1B, 2A, 2B, 3A, 3B, P-1, P-2, P-3, P-4, P-5, P-6 OR P-7] TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 4441-43 NORTH BEACON CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 69 (EXCEPT THE NORTH 9.00 FEET THEREOF) AND THE NORTH 18.00 FEET OF LOT 58 IN THE SUBDIVISION OF THE SOUTH $\frac{1}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 569.25 FEET THEREOF), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 11, 2007 AS DOCUMENT NO. 0710115069, ALL IN COOK COUNTY, ILLINOIS.

PINs: 14-17-123-037-1001 through 14-17-123-037-1013

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Exhibit B

Percentage of Ownership

Unit Number	% ownership of common elements	Storage Space
1A	16.5%	None
1B	16.5%	None
2A	13.75%	S-1
2B	13.75%	S-4
3A	14.75%	S-2
3B	14.75%	S-3
P-1	1.5%	None
P-2	1.5%	None
P-3	1.5%	None
P-4	1.5%	None
P-5	1.5%	None
P-6	1.5%	None
P-7	1%	None

Property of Cook County Clerk's Office

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EXHIBIT B

AFFIDAVIT OF SERVICE

I, Louise Rothman, being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of the 4441-43 North Beacon Condominium Association, and that a copy of the foregoing Amendment to transfer the use of Storage Spaces S-6 and S-5, was presented to the Board.

Louise Rothman

Secretary of the 4441-43 North Beacon Condominium Association

Subscribed and sworn to before me this 22 day of November, 2019.

[Signature]
Notary Public

