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AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS, COVENANTS AND
BY-LAWS FOR
1429 NORTH WELLS CONDOMINIUM
ASSOCIATION
(UNIT 601 - UNIT 602)
(COMBINATION OF UNITS)



Doc# 2005617030 Fee \$157.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/25/2020 10:29 AM PG: 1 OF 23

This Amendment ("Amendment") to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1429 North Wells Condominium Association ("Association") is made this 21st day of January, 2020 by and among 1429 North Wells L.L.C., an Illinois limited liability company ("Declarant"), Andrew D. Pierce and Anne F. Schubert:

WITNESSETH:

WHEREAS, the real estate described in Exhibit A and Exhibit B attached hereto and commonly known as 1429 North Wells, Chicago, Illinois, Units 601 and 602, respectively, was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for 1429 Wells Condominium Association (the "Association") recorded in the office of the Recorder of Deeds of Cook County, Illinois on April 3, 2001 as Document Number 0010264604 (the "Declaration"). All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

WHEREAS, Andrew D. Pierce and Anne F. Schubert are the record owners (the "Owners") of Units 601 and 602 (each, individually, a "Unit" and collectively, the "Units") of the Condominium Property.

WHEREAS, the Owners desire to combine the Units into a single unit.

THIS DOCUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
JAFFE & BERLIN, LLC
111 WEST WASHINGTON STREET,
SUITE 900
CHICAGO, ILLINOIS 60602



ATTENTION: FRANK W. JAFFE, ESQ.

RECORDING FEE 157

DATE 2/24/20 COPIES 6X

OK BY D.B.

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COMMON ADDRESS:

1429 WELLS
CHICAGO, ILLINOIS

PINS: 17-04-205-068-1021 (Unit 601)
17-04-205-068-1022 (Unit 602)

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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RECORDER OF DEEDS

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WHEREAS, Section 31 of the Act provides that Unit Owners may, at their own expense, combine and locate or relocate common elements affected thereby, by an amendment to the Declaration approved by the majority of the board of managers, executed by all Unit Owners who are parties to the combination and recorded in the office of the recorder of deeds in the county where the condominium property is located.

WHEREAS, a majority of the board of the Association has approved this amendment to the Declaration.

NOW THEREFORE, Declarant and the Unit Owners, hereby agree as follows:

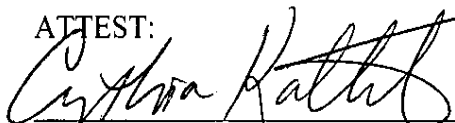
- (1) Units 601 and 602 shall be combined into a single Unit, hereinafter known as Unit 601;
- (2) The Declaration shall be amended to reflect the combination of Units 601 and 602 into a single Unit, hereinafter known as Unit 601;
- (3) The Unit Owners agree that the percentage interest in the Common Elements of Unit 601 shall be combined as a result of the foregoing combination of Units and hereinafter the percentage interest in the Common Elements of Unit 601 shall be 6.7326%;
- (4) The Plat of Survey attached as "Exhibit B" of the Declaration shall be deleted and replaced with the "Exhibit B to the Declaration - Plat of Survey" attached hereto as Exhibit C; and
- (5) The Percentage Interest in Common Elements attached as "Exhibit C" of the Declaration shall be amended to reflect the modification of the percentage interests in the Common Elements of Unit 601, which hereinafter shall be 6.7326%. Accordingly, Exhibit C of the Declaration shall be deleted and replaced with "Exhibit C to the Declaration - Percentage Interest in Common Elements" attached hereto as Exhibit D.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 31st day of January, 2020.

DECLARANT

1429 North Wells L.L.C.,
An Illinois limited liability company

ATTEST:


Cynthia Kallile, Its Secretary

By: 
Ron Rosenthal, Its President

UNIT OWNERS

Andrew D. Pierce

Anne F. Schubert

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, ~~ALLISON MARGARITA STEVENS~~, a Notary Public in and for said County and State do hereby certify that Ron Rosenthal and Cynthia Kallile, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as President and Secretary, respectively, of 1429 North Wells L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the foregoing Amendment to the Declaration as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31ST day of January, 2020.



Allison Margarita Stevens

NOTARY PUBLIC

(SEAL)

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WHEREAS, Section 3 of the Act provides that Unit Owners may, at their own expense, combine and locate or relocate common elements affected thereby, by an amendment to the Declaration approved by the majority of the board of managers, executed by all Unit Owners who are parties to the combination and recorded in the office of the recorder of deeds in the county where the condominium property is located.

WHEREAS, a majority of the board of the Association has approved this amendment to the Declaration.

NOW THEREFORE, Declarant and the Unit Owners, hereby agree as follows:

- (1) Units 601 and 602 shall be combined into a single Unit, hereinafter known as Unit 601;
- (2) The Declaration shall be amended to reflect the combination of Units 601 and 602 into a single Unit, hereinafter known as Unit 601;
- (3) The Unit Owners agree that the percentage interest in the Common Elements of Unit 601 shall be combined as a result of the foregoing combination of Units and hereinafter the percentage interest in the Common Elements of Unit 601 shall be 6.7326%;
- (4) The Plat of Survey attached as "Exhibit B" of the Declaration shall be deleted and replaced with the "Exhibit B to the Declaration - Plat of Survey" attached hereto as Exhibit C; and
- (5) The Percentage Interest in Common Elements attached as "Exhibit C" of the Declaration shall be amended to reflect the modification of the percentage interests in the Common Elements of Unit 601, which hereinafter shall be 6.7326%. Accordingly, Exhibit C of the Declaration shall be deleted and replaced with "Exhibit C to the Declaration - Percentage Interest in Common Elements" attached hereto as Exhibit D.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 31st day of January, 2020.

DECLARANT

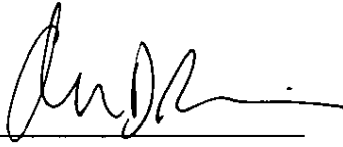
1429 North Wells L.L.C.,
An Illinois limited liability company

ATTEST:

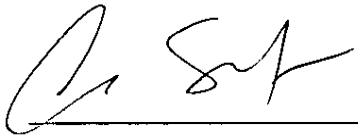
Cynthia Kallile, Its Secretary

By: _____
Ron Rosenthal, Its President

UNIT OWNERS



Andrew D. Pierce



Anne E. Schubert

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, ALLISON MARGARITA STEVENS, a Notary Public in and for said County and State do hereby certify that Andrew D. Pierce, appeared before me this day in person and acknowledged that he signed and delivered the foregoing Amendment to the Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of January, 2020.



Allison Margarita Stevens
NOTARY PUBLIC

(SEAL)

of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

~~ALLISON MARGARITA STEVENS~~ Notary Public in and for said County and State, do hereby certify that Anne F. Schubert, appeared before me this day in person and acknowledged that she signed and delivered the foregoing Amendment to the Declaration as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of January, 2020.



Allison Margarita Stevens

NOTARY PUBLIC

(SEAL)

Clerk of Cook County Clerk's Office

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1429 N Wells Street
Chicago, IL 60610

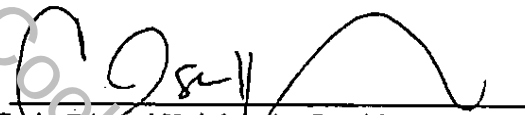
Consent of Lienholder

MIN: 1009824 1180314401 0
SIS: 1-888-679-6377
P.O. Box 2026, Flint, MI 48501-2026

Mortgage Electronic Registration Systems Inc., holder of first mortgage on property located at 1429 N Wells Street, Chicago, IL 60610 owned by Andrew D Pierce and Anne E Schubert thereby consents to the proposed amendment to 1429 N Wells Street Condominium Association Declaration of Covenants, Conditions and Restrictions.

SIGNED AND EXECUTED this 2nd day of October 2019.

Mortgage Electronic Registration Systems Inc.


By: Craig Edward Knight Vice President

Acknowledgment:

State of Maryland
County of Frederick

On this 2nd day of October, 2019, before me, the undersigned officer, personally appeared Craig Edward Knight, who made acknowledgment on behalf of the corporation, and that he/she/they, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as Vice President.

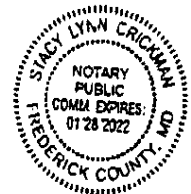
In witness whereof I hereunto set my hand and official seal.


Notary name: Stacy Crickman

Notary Public

My commission expires: 01/28/2022

[Notary Seal]



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EXHIBIT A

LEGAL DESCRIPTION - UNIT 601

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 601, UNIT 602, PARKING SPACE UNIT G-30 AND PARKING SPACE UNIT G-5 IN 1429 NORTH WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

LOT 2 (EXCEPT THE EAST 172 FEET THEREOF), LOT 3 AND LOT 5 (EXCEPT THE SOUTH 25 FEET OF THE WEST 100 FEET THEREOF) IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117, BRONSON'S ADDITION OF CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 25 FEET OF THE WEST 100 FEET OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND

THE NORTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JUNE 6, 1976 AS DOCUMENT 24990781 FILED JUNE 6, 1979 AS DOCUMENT LR39095867 AND AMENDED BY AGREEMENT RECORDED JULY 15, 1999 AS DOCUMENT 99679305.

PERMANENT INDEX NUMBERS: 17-04-205-068-1021; 17-04-205-068-1022
17-04-205-068-1036; 17-04-205-068-1061

COMMONLY KNOWN AS: 1429 N. Wells, Units 601 & 602, Parking Space Units G-30 and Unit G-5, Chicago, IL 60610

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EXHIBIT B

LEGAL DESCRIPTION - UNIT 602

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COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 601, UNIT 602, PARKING SPACE UNIT G-30 AND PARKING SPACE UNIT G-5 IN 1429 NORTH WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

LOT 2 (EXCEPT THE EAST 172 FEET THEREOF), LOT 3 AND LOT 5 (EXCEPT THE SOUTH 25 FEET OF THE WEST 100 FEET THEREOF) IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117, BRONSON'S ADDITION OF CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 25 FEET OF THE WEST 100 FEET OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND

THE NORTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JUNE 6, 1979 AS DOCUMENT 24990781 FILED JUNE 6, 1979 AS DOCUMENT LR39095867 AND AMENDED BY AGREEMENT RECORDED JULY 15, 1999 AS DOCUMENT 99679305.

PERMANENT INDEX NUMBERS: 17-04-205-068-1021; 17-04-205-068-1022
17-04-205-068-1036; 17-04-205-068-1041

COMMONLY KNOWN AS: 1429 N. Wells, Units 601 & 602, Parking Space Units G-30 and Unit G-5, Chicago, IL 60610

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EXHIBIT C

"EXHIBIT B" TO THE DECLARATION

PLAT OF SURVEY

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COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT D

"EXHIBIT C" TO THE DECLARATION

PERCENTAGE INTERESTS IN COMMON ELEMENTS

COOK COUNTY
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COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT C

PERCENTAGE INTEREST IN COMMON ELEMENTS 1429 NORTH WELLS CONDOMINIUM ASSOCIATION

UNIT	PERCENTAGE OWNERSHIP INTEREST
201	3,269
202	2.81
203	2.7628
204	3.1911
205	2.81
301	3.3468
302	2.8796
303	2.8407
304	3.1132
305	2.7239
401	3.5026
402	2.9964
403	2.9575
404	3.269
405	2.7628
501	3.5804
502	3.0354
503	2.9964
504	3.3468
505	2.81
601	3.7326
603	3.0354
604	3.4247
605	2.8407
701	3.7362
702	3.1132
703	3.0743
704	3.5026
705	2.8796
C-101	1.1213
Sub Total	94.4650%
PARKING	
G-1	.1845
G-2	.1845
G-3	.1845
G-4	.1845
G-5	.1845
G-6	.1845
G-7	.1845

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UNIT	PERCENTAGE OWNERSHIP INTEREST
G-8	.1845
G-9	.1845
O-10	.1845
G-11	.1845
G-12	.1845
O-13	.1845
O-14	.1845
O-15	.1845
O-16	.1845
G-17	.1845
G-18	.1845
O-19	.1845
O-20	.1845
G-21	.1845
G-22	.1845
G-23	.1845
G-24	.1845
G-25	.1845
G-26	.1845
G-27	.1845
G-28	.1845
G-29	.1845
G-30	.1845
Sub Total Parking	5.535%

RECAPITULATION	
TOTAL PERCENTAGE OWNERSHIP FROM UNITS	94.4650%
TOTAL PERCENTAGE OWNERSHIP FROM PARKING SPACES	5.5350%
TOTAL	100.0000%

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Doc# 2005617030 Fee \$157.00

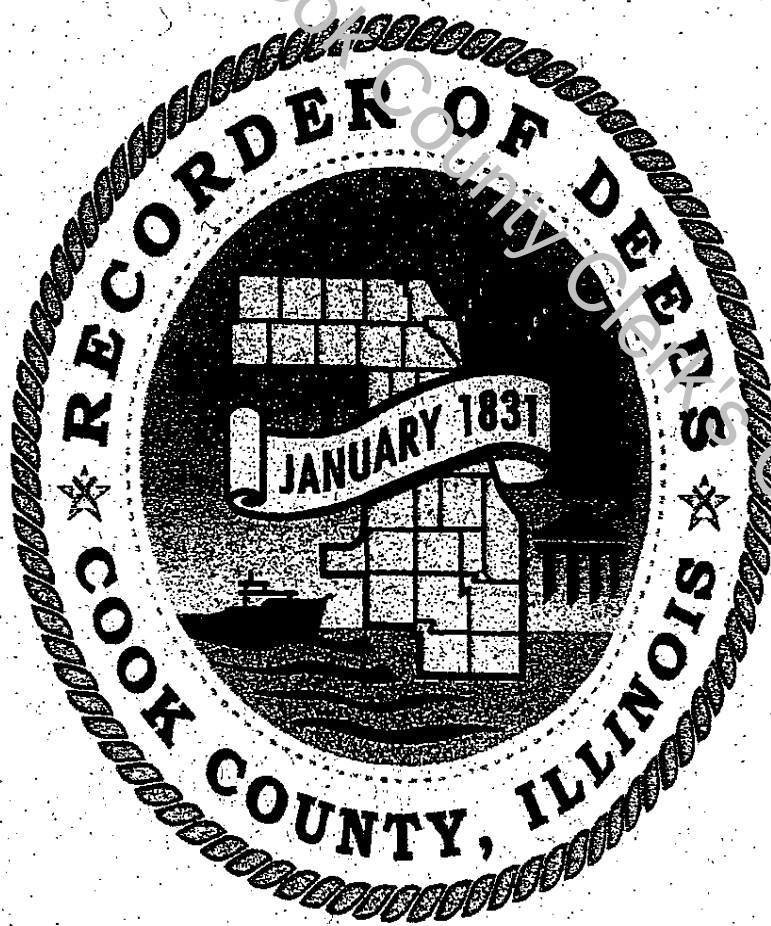
RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/25/2020 10:29 AM PG: 1 OF 23

COOK COUNTY RECORDER OF DEEDS PLAT ATTACHED TO DOCUMENT



Office
 16pg
 7(DD)
 23 plus plat

IMAGE STORED IN PLAT INDEX DATABASE