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LIMITED COMMON ELEMENT
TRANSFER AMENDMENT
TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS, COVENANTS
AND BY-LAWS
FOR
2700 CLUB CONDOMINIUM
ASSOCIATION

AFFECTS UNIT PH-8 AND
UNIT PH-9 AND P-27



Doc# 2105757043 Fee \$75.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 03:55 PM PG: 1 OF 13

For Use By The Recorders Office Only

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for 2700 Club Condominium Association (hereafter the "Association"), which Declaration was recorded on June 28, 2002, as Document No. 0020723157 in the Office of the Recorder of Deeds of Cook County, Illinois, as amended from time to time, and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

This amendment is adopted pursuant to the provisions of Section 17 and Section 26 of the Illinois Condominium Property Act (the "Act"). Section 26 of the Act provides that each transfer of limited common elements shall be made by an amendment to the Declaration executed by all unit owners who are parties to the transfer and consented to by all other unit owners who have any right to use the limited common elements affected. Section 26 further provides that the amendment shall contain a certificate showing that a copy of the amendment has been delivered to the Board of Managers of the Association, and shall contain a statement from the parties involved in the transfer which sets forth any change in the parties' proportionate shares of the common elements. Section 17 of the Act provides that amendments shall be executed by the President of the Association or such other officer authorized by the Board of Managers. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

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

Joshua A. Weinstein, Esq.
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060 — (847) 537-0500

RECORDING Fee 75.00
DATE 2/26/21 COPIES 6x
BY ES

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RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Owner of Unit PH-8, and the Owner of Unit PH-9 desire to transfer P-27 from Unit PH-8 to Unit PH-9, and to amend the Declaration to reflect this transfer; and

WHEREAS, this amendment has been executed by all Owners who are parties to the transfer (there being no other Owners having any right to use the limited common elements affected) and consented to by the holder of the first mortgage (if any) upon the Unit Ownership of the transferring Owner, and contains a statement from the parties involved in the transfer which sets forth the changes (if any) in the parties' proportionate shares of the common elements, and signed by the President of the Association, and a copy of the amendment has been delivered to the Board of Managers of the Association, and executed by the President of the Association or such other officer authorized by the Board of Managers, all in compliance with Section 17 and Section 26 of the Act.

NOW THEREFORE, the Declaration for 2700 Club Condominium Association is hereby amended in accordance with the text which follows:

1. P-27, as described in the Declaration, is hereby transferred from the Owner of Unit PH-8 to the Owner of Unit PH-9 in the Association, and thereupon the Owner of Unit PH-9 shall have his Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said P-27.
2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

END OF TEXT OF AMENDMENT

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

CONSENT OF FIRST MORTGAGEE

The undersigned are the Owners of Unit PH-8 and state that there is no first mortgage upon the Unit Ownership consisting of Unit PH-8 including P-27 in The 2700 Club Condominium Association and the undivided interest in the Common Elements appurtenant thereto.

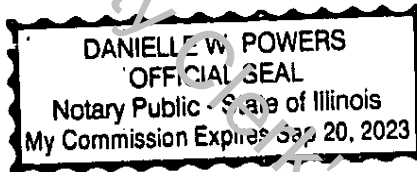
Lorie R. Giambarboree

LORIE R. GIAMBARBOREE
Unit Owner's Printed Name

Signed and sworn to before me

on March 18, 2020 by

Danielle W. Powers



Notary Public

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UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of P-27 in 2700 Club Condominium Association, there being no other Owners having any right to use the limited common elements affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration.

Executed this 18th day of MARCH, 2020.

Transferor:
(Assignor)

Lorie A. Giambarbera
LORIE GIAMBARBEREE F/K/A
LORIE SINGH F/K/A LORIE RANDAZZO, Unit PH-8

Transferee:
(Assignee)

KEITH A. LARGAY, Unit PH-9

Property of Cook County Clerk's Office

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UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of P-27 in 2700 Club Condominium Association, there being no other Owners having any right to use the limited common elements affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration.

Executed this 18th day of March, 2020.

Transferor:
(Assignor)

LORIE GIAMBARBEREE F/K/A
LORIE SINGH F/K/A LORIE RANDAZZO, Unit PH-8

Transferee:
(Assignee)

Keith Largay

KEITH A. LARGAY, Unit PH-9

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PRESIDENT'S SIGNATURE PAGE

I Kara Bartolone, am the President of the Board of Directors of 2700 Club Condominium Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 18 day of March, 2020.

By: Kara Bartolone
President

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STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN COMMON ELEMENTS

The undersigned are all of the Unit Owners who are parties to the transfer of P-27 in 2700 Club Condominium Association and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. PH-8 NO CHANGE IN Proportionate Share of Common Elements

Unit No. PH-9: NO CHANGE IN Proportionate Share of Common Elements

Transferor:
(Assignor)

Lorie Giambarrere
LORIE GIAMBARBEREE F/K/A
LORIE SINGH F/K/A LORIE RANDAZZO, Unit PH-8

Transferee:
(Assignee)

KEITH A. LARGAY, Unit PH-9

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STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN COMMON ELEMENTS

The undersigned are all of the Unit Owners who are parties to the transfer of P-27 in 2700 Club Condominium Association and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. PH-3: NO CHANGE IN Proportionate Share of Common Elements

Unit No. PH-9: NO CHANGE IN Proportionate Share of Common Elements

Transferor:
(Assignor)

LORIE GIAMBARREREE F/K/A
LORIE SINGH F/K/A LORIE RANDAZZO, Unit PH-8

Transferee:
(Assignee)



KEITH A. LARGAY, Unit PH-9

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CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of P-27 in 2700 Club Condominium Association and hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Directors of 2700 Club Condominium Association.

Executed this 18th day of MARCH, 2020

Transferor:
(Assignor)

Lorie A Giambarbera
LORIE GIAMBARBEREE F/K/A
LORIE SINGH F/K/A LORIE RANDAZZO, Unit PH-8

Transferee:
(Assignee)

KEITH A. LARGAY, Unit PH-9

Property of Cook County Clerk's Office

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CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of P-27 in 2700 Club Condominium Association and hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Directors of 2700 Club Condominium Association.

Executed this 18th day of March, 20 20

Transferor:
(Assignor)

LORIE GIAMBARBEREE F/K/A
LORIE SINGH F/K/A LORIE RANDAZZO, Unit PH-8

Transferee:
(Assignee)

Keith A. Largay

KEITH A. LARGAY, Unit PH-9

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Unit PH-8:

PARCEL 1:

UNIT PH-8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2700 CLUB CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, (EXCEPT THE "RETAIL PROPERTY") IN H.O.M.C DAID'S SUBDIVISION OF THE SOUTH 2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020723157, AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-27 AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020723157, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE 2700 CLUB CONDOMINIUM ASSOCIATION RECORDED JUNE 28, 2002 AS DOCUMENT NUMBER 0020723157 AS AMENDED FROM TIME TO TIME.

Common Address: Unit PH-8
2700 North Halsted Street, Chicago, Cook County, Illinois, 60614

PINs: 14-29-407-105-1026

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EXHIBIT A

LEGAL DESCRIPTION

Unit PH-9:

PARCEL 1:

UNIT PH-9 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2700 CLUB CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, (EXCEPT THE "RETAIL PROPERTY") IN H.O.MC DAID'S SUBDIVISION OF THE SOUTH 2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020723157, AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-27 AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020723157, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE 2700 CLUB CONDOMINIUM ASSOCIATION RECORDED JUNE 28, 2002 AS DOCUMENT NUMBER 0020723157 AS AMENDED FROM TIME TO TIME.

Common Address: Units PH-9
2700 North Halsted Street, Chicago, Cook County, Illinois, 60614

PINs: 14-29-407-105-1040

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(Space Above Reserved for Recorder's Stamp)

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Valerie Jacobs, being duly sworn, state that I have access to the copies of the attached document(s), for which I am listing the type(s) of document(s) below:

Limited Common Element Transfer Amendment to the Declaration for 2700 Club CA
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

2700 Club Condominium Association
(print name(s) of executor/grantor)

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Kovitz Shifrin Nesbit - Attorneys for 2700 Club Condominium Association
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Affiant's Signature Above

2/26/2021

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

2-26-21

Date Document Subscribed & Sworn Before Me

Signature of Notary Public

OFFICIAL SEAL
NYTA MELLYNA CHY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL. 17, 2023

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for any photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document.