

# UNOFFICIAL COPY

SPECIAL AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR THE  
PEARSON CONDOMINIUM ASSOCIATION  
(UNIT 804 - UNIT 905)  
(TRANSFER OF LIMITED COMMON  
ELEMENT PARKING SPACE P-124)

Doc#: 2108239199 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2021 11:32 AM Pg: 1 of 6

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This Special Amendment ("Amendment") to the Amended and Restated Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Pearson Condominium Association ("Association"):

## WITNESSETH:

**WHEREAS**, the real estate described on Exhibit A hereto and commonly known as 250 E. Pearson Street, Chicago, Illinois was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to the Amended and Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Pearson Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 1928234190, as amended (the "Declaration"). All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

**WHEREAS**, Pamela K. Sage, as Trustee of the Pamela K. Sage Revocable Living Trust created July 9, 2019 ("Unit 804 Owner") is the record owners of Unit 804 in the Association.

**WHEREAS**, Parking Space P-124 is assigned to said Unit 804 as Limited Common Element appurtenant to Unit 804.

**WHEREAS**, the Unit 804 Owner and Blair Retchin (the "Unit 905 Owner"), the record owner of Unit 905 in the Association (collectively, "Owners") are desirous of transferring Parking Space P-124 from Unit 804 to Unit 905.

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING RETURN TO:

ADAM T. KAHN  
2 NORTH LASALLE STREET, SUITE 1300  
CHICAGO, ILLINOIS 60602

COMMON ADDRESS:

250 E. PEARSON STREET  
CHICAGO, ILLINOIS 60611

PINS: 17-03-228-032-1009 (Unit 804)  
17-03-228-032-1017 (Unit 905)

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WHEREAS, the Declaration and Section 26 of the Act provide that Parking Spaces 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 Parking Space.

NOW THEREFORE, the Owners hereby agree as follows:

- (1) Parking Space P-124 shall hereby be assigned to Unit 905;
- (2) The Declaration shall be amended to reflect the assignment and transfer of Parking Space P-124 to Unit 905;
- (3) The Owners agree that the percentage ownership interests assigned to Units 804 and 905 respectively, shall not be modified as a result of the foregoing transfer of Parking Space P-124; and
- (4) The Owners agree that this Amendment and the assignment of Parking Space P-124 shall not transfer or in any way affect any other Parking Space now or hereafter assigned to Units 804 and 905.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 12<sup>th</sup> day of February, 2021.

X:

  
 PAMELA K. SAGE, AS TRUSTEE OF THE PAMELA K. SAGE  
 REVOCABLE LIVING TRUST CREATED JULY 9, 2019  
 ("Unit 804 Owner")

X:

  
 BLAIR RETCHIN  
 ("Unit 905 Owner")

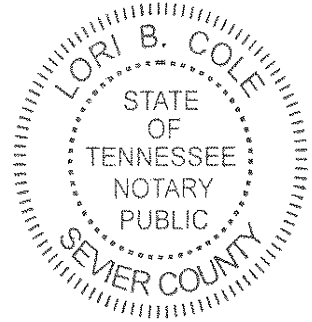
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STATE OF Tennessee )  
  ) SS  
COUNTY OF Sevier )

I, Lori B. Cole, a Notary Public in and for said County and State, do hereby certify that PAMELA K. SAGE, AS TRUSTEE OF THE PAMELA K. SAGE REVOCABLE LIVING TRUST CREATED JULY 9, 2019 appeared before me this day in person and acknowledged that she signed and delivered the foregoing above Amendment to Declaration in her capacity as trustee as her free and voluntary act and voluntary act of said trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12<sup>th</sup> day of February, 2021

Lori B. Cole exp. 3/22/23  
Notary Public



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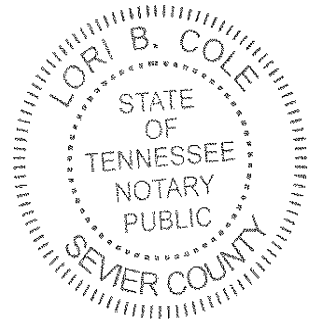
# UNOFFICIAL COPY

STATE OF Tennessee )  
COUNTY OF Sevier ) SS

I, Lori B. Cole, a Notary Public in and for said County and State, do hereby certify that BLAIR RETCHIN, appeared before me this day in person and acknowledged that she 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 12<sup>th</sup> day of February, 2021

Lori B. Cole exp 3/22/23  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

UNITS 804 AND 905 IN THE PEARSON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: UNIT 2503 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7 AND 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION ON THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-124, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

COMMON ADDRESS: 250 E. PEARSON STREET, UNITS 804 AND 905, CHICAGO, ILLINOIS 60611

PINS: 17-03-228-032-1009 (UNIT 804)  
17-03-228-032-1017 (UNIT 905)

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## CERTIFICATE

PAMELA K. SAGE, AS TRUSTEE OF THE PAMELA K. SAGE REVOCABLE LIVING TRUST CREATED JULY 9, 2019 and BLAIR RECHTIN certify that they delivered a copy of the above and foregoing Amendment to the Board of Directors of The Pearson Condominium Association at 250 E. Pearson Street, Chicago, Illinois.

Dated: Feb 13, 2021

X:

  
PAMELA K. SAGE, AS TRUSTEE OF THE PAMELA K. SAGE  
REVOCABLE LIVING TRUST CREATED JULY 9, 2019  
("Unit 804 Owner")

X:

  
BLAIR RECHLIN  
("Unit 905 Owner")

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