

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2021 04:12 PM Pg: 1 of 5

AMENDMENT TO DECLARATION OF  
CONDOMINIUM PURSUANT TO THE  
CONDOMINIUM PROPERTY ACT FOR  
THE PINNACLE CONDOMINIUM  
ASSOCIATION  
(UNIT ~~1701~~ - UNIT ~~2306~~)  
(TRANSFER OF PARKING SPACE P504)

FIRST AMERICAN TITLE  
FILE # 3098216

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This Amendment ("Amendment") to the Declaration of Condominium Pursuant to the Condominium Property Act for The Pinnacle Condominium Association ("Association"):

## WITNESSETH:

WHEREAS, the real estate described in Exhibit A and Exhibit B attached hereto and commonly known as Unit 1701 and Unit 2306 at 21 E. Huron Street, Chicago, Illinois, 60611 was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to the Declaration of Condominium Pursuant to the Condominium Property Act for The Pinnacle Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois on November 1, 2004 as Document Number 0430644109 (the "Declaration"), as amended. All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein.

WHEREAS, Andrea H. Luce (collectively, the "1701 Unit Owner") are the record owners of Units 1701 of the Association.

J. Kim Inman  
WHEREAS, Mark J. Inman and J. Kim Inman (THE "2306 Unit Owner") is the record owner of Unit 2306 of the Association.

WHEREAS, Parking Space P504 is assigned to said Unit 1701 as Limited Common Element appurtenant to Unit 1701.

THIS INSTRUMENT WAS PREPARED BY : Kenneth E. Kaiser, 502 N. Plum Grove Rd.,  
and  
AFTER RECORDING RETURN TO: Palatine, IL 60067

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WHEREAS, the 1701 Unit Owner and the 2306 Unit Owner desire to transfer Space P504 from Unit 1701 to Unit 2306.

WHEREAS, Section 4(c) and 4(h) of 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 upon the consent of the Board of Directors.

NOW THEREFORE, the Unit Owner hereby agrees as follows:

- (1) Parking Space P504 shall hereby be assigned to Unit 2306;
- (2) The Declaration shall be amended to reflect the assignment and transfer of Parking Space P504 to Unit 2306;
- (3) The Owners agree that the percentage ownership interests, assigned to Units 1701 and 2306 respectively, shall not be modified as a result of the foregoing Parking Space transfer; and
- (4) The Owners agree that this Amendment and the assignment of Parking P504 shall not transfer or in any way affect any other parking spaces now or hereafter assigned to Units 1701 and 2306.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 2nd day of February, 2021.

X: Andrea H. Luce  
 Andrea H. Luce ("1701 Unit Owner")

X: Mark J. Inman  
 Mark J. Inman ("2306 Unit Owner")

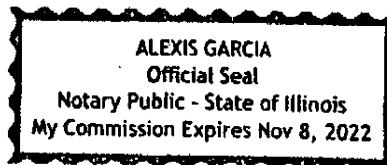
X: J. Kim Inman  
 J. Kim Inman ("2306 Unit Owner")

STATE OF ILLINOIS )  
 ) ss  
 COUNTY OF COOK )

I, Alexis Garcia, a Notary Public for said County and State. Do certify that ANDREA H. LUCE, appeared before me this day in person and acknowledged that she signed and delivered the foregoing above 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 15<sup>th</sup> day of February, 2021.

Alexis Garcia  
 Notary Public



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STATE OF ILLINOIS )

COUNTY OF COOK ) ss

I, *Lizeth O Merced*, a Notary Public for said County and State. Do certify that MARK INMAN, appeared before me this day in person and acknowledged that she signed and delivered the foregoing above 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 2<sup>nd</sup> day of February, 2021.

*Lizeth O Merced*  
Notary Public



STATE OF ILLINOIS )

COUNTY OF COOK ) ss

I, *Kim Inman*, a Notary Public for said County and State. Do certify that J. KIM INMAN, appeared before me this day in person and acknowledged that she signed and delivered the foregoing above 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 2<sup>nd</sup> day of February, 2021.

*Lizeth O Merced*  
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION UNIT 1701

## PARCEL A:

UNIT 1701 THE PINNACLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PINNACLE CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 120 FEET OF LOTS 9 AND 10 THE ASSESSOR'S DIVISION OF BLOCK 39 IN KINZIES ADDITION TO CHICAGO, SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS. AND IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0430644109. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A, AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED NOVEMBER 1, 2004 AS DOCUMENT NUMBER 0430644108 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE REPAIRED PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

## PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING NUMBERS p659 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENTS NUMBER S-287 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

5-138

PLN. 17-10-107-009-1066

Common Address: 21 East Huron Street, Unit 1701, Chicago, Illinois 60611

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EXHIBIT B

LEGAL DESCRIPTION UNIT 2306**PARCEL A:**

UNIT 2306 THE PINNACLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PNNACLE CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWNG DESCRIBED PARCEL OF REAL ESTATE: THE EAST 120 FEET OF LOTS 9 AND 10 THE ASSESSOR'S DIVISION OF BLOCK 39 IN KINZIES ADDITION TO CHICAGO, SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS. AND IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVENIBER 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLNOIS, AS DOCUMENT NUMBER 0430644109, AS AMENDED FROM TIME TO TINIE, TOGETHER WITH ITS UNDIVIDED PERCENTAGE BITEREST THE COMMON ELEMENTS.

**PARCEL B:**

EASEMENT FOR THE BENEFIT OF PARCEL A, AS CREATED BY DECLARATION OF EASEENTS, RESTRICTIONS AND COVENANTS RECORDED NOVENBER 1, 2004 AS DOCUMENT NUMBER 0430644109 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHN(ENT)S AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREN.

**PARCEL C:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING NUMBERS P504, LIMITED COMMON ELEMENTS, AS DELNEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

~~PARCEL D: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENTS NUMBER S-138, A LIMITED COMMON ELEMENT, AS DELNEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.~~

P.I.N. 17-10-107-016-1107

Common Address: 21 East Huron Street, Unit 2306

, Chicago, Illinois 60611