

UNOFFICIAL COPY

Doc#: 2122325291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2021 01:39 PM Pg: 1 of 7

**THIS DOCUMENT HAS
BEEN PREPARED BY:**

**William J. Lapelle
One Northfield Plaza, Suite 528
Northfield, Illinois 60093**

**AND AFTER
RECORDING SHOULD BE
RETURNED TO:**

**William J. Lapelle
One Northfield Plaza, Suite 528
Northfield, Illinois 60093**

**PARKING RIGHTS LIMITED COMMON ELEMENT
TRANSFER AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
WOLFRAM TOWERS HOMEOWNERS ASSOCIATION**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for Wolfram Towers Homeowners Association (hereafter the "Association"), which Declaration was recorded on December 14, 2000, as Document No. 00984625 in the Office of the Recorder of Deeds of Cook County, Illinois, and 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 Paragraph 3.10 of the aforesaid Declaration and Section 26 of the Illinois Condominium Property Act (the "Act"). Paragraph 3.10 of the Declaration provides that Limited Common Element parking spaces ("Parking Spaces") may not be leased, assigned or sold without the unanimous consent of the Board of the Association. 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 Directors of the Association, as defined in the Declaration (the "Board"), 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. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

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;

UNOFFICIAL COPY

WHEREAS, the Board currently controls several unassigned Parking Spaces, including parking spaces P-74 and P-75.

WHEREAS, through a clerical error of the Developer, as defined in the Declaration, Parking Space P-73, was inappropriately conveyed to Unit 412, having previously been conveyed to Unit 411;

WHEREAS, Parking Space P-72 has previously been conveyed to Unit 412;

WHEREAS, the Board and the owner of Unit 412 desire to resolve the Developer's clerical error;

WHEREAS, to resolve the Developer's clerical error, the Owner of Unit 412 desires to transfer Parking Space #72 to the Association and the Association to transfer Parking Spaces P-74 and P-75 to the owner of Unit 412, and to amend the Declaration to reflect this transaction; and

WHEREAS, this amendment has been executed by all Owners, including the Board, who are parties to the transfer (there being no other Owners having any right to use the limited common elements affected) 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 a copy of the amendment has been delivered to the Board, all in compliance with Paragraph 3.10 of the Declaration and Section 26 of the Act.

NOW THEREFORE, the Declaration is hereby amended in accordance with the text which follows:

1. Parking Space P-72 is hereby transferred from the Owner of Unit 412 in the Association to the Association, and thereupon the Board shall have a grant of a perpetual and exclusive use of said Parking Space.
2. Parking Spaces P-74 and P-75 are hereby transferred from the Association to Unit 412 and thereupon the owner of Unit 412 shall have a grant of a perpetual and exclusive use of said Parking Spaces.
3. 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

UNOFFICIAL COPY

SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of Parking Spaces P-72, P-74 and P-75 in the Wolfram Towers Homeowners 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 22 day of July, 2021.

Wolfram Towers Homeowners Association:

By: Jordana Ramos, Director

By: STEPHANIE BLATT, Director

By: KATHY HORKY, Director

By: Christine V Malwitz, Director

By: Josh Kaminsky, Director

Owner of Unit 412:

By: Kathy Horky
Kathy Horky

Property of Cook County Clerk's Office

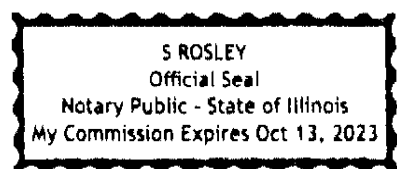
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Stephanie Rosley, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY THAT Jordana Thomas, Stephanie Platt, Kathy Horkey,
being all of the Directors of Wolfram Towers Homeowners Condominium Association
personally known to me to be the same persons whose names are subscribed to the foregoing
First Amendment to the Declaration of Condominium Ownership Easements, Restrictions,
Covenants and By-Laws for Wolfram Towers Homeowners Condominium Association,
appeared before me this day in person and acknowledged that they signed and delivered said
Amendment as their free and voluntary act and as the free and voluntary act of Wolfram Towers
Homeowners Condominium Association for the uses and purposes set forth therein.
* CHRISTINE MALWITZ, JOSH KAMINSKY

Given under my hand and notarial seal this 22 day of July, 2021.

Stephanie Rosley
Notary Public

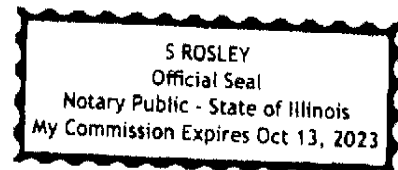


STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Stephanie Rosley, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY THAT Kathy Horkey, personally known to me to be the same person whose
name is subscribed to the foregoing First Amendment to the Declaration of Condominium
Ownership Easements, Restrictions, Covenants and By-Laws for Wolfram Towers Homeowners
Condominium Association, appeared before me this day in person and acknowledged that she
signed and delivered said Amendment as her free and voluntary act for the uses and purposes set
forth therein.

Given under my hand and notarial seal this 22 day of July, 2021.

Stephanie Rosley
Notary Public



UNOFFICIAL COPY

STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN COMMON ELEMENTS

The undersigned are all of the Owners who are parties to the transfer of Parking Spaces P-72, P-74 and P-75 in the Wolfram Towers Homeowners Association and hereby set forth any changes in the parties proportionate shares in the common elements:

Wolfram Towers Homeowners Association:

Unit No.412 No Change
(Amended) Proportionate Share of Common Elements

No Change
(Amended) Proportionate Share of Common Elements

Wolfram Towers Homeowners Association:

By: Joselyn Ramos, Director

By: STEPHANIE BLATT, Director

By: KATHY HOROKY, Director

By: Christine V. Matras, Director

By: Josh Kaminsky, Director

Owner of Unit 412:

By: Kathy Horoky
Kathy Horoky

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of the Parking Spaces P-72, P-74 and P-75 in the Wolfram Towers Homeowners 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 Wolfram Towers Homeowners Association.

Executed this 22 day of July, 2021

Wolfram Towers Homeowners Association:

By: Jordana Ramos, Director

By: STEPHANIE BLATT, Director

By: KATHY HORKEY, Director

By: CHRISTINE V. MALWITZ, Director

By: Josh Kaminsky, Director

Owner of Unit 412:

By: Kathy Horkey
Kathy Horkey

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PHASE 1

LOTS 2, 3, 4, 5 AND THE EASTERLY ONE HALF OF LOT 6 IN BLOCK 8, IN "CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO", IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2307 WEST WOLFRAM STREET.
CHICAGO, ILLINOIS

PHASE 2

LOT 6 (EXCEPT THE EASTERLY ONE HALF THEREOF) AND LOTS 7, 8, 9 AND THE EASTERLY ONE HALF OF LOT 10 IN BLOCK 8, IN "CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO," IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2317 WEST WOLFRAM STREET.
CHICAGO, ILLINOIS.

PHASE 3:

LOT 10 (EXCEPT THE EASTERLY ONE HALF THEREOF) AND LOTS 11, 12, 13 AND THE EASTERLY ONE HALF OF LOT 14, IN BLOCK 8, IN "CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO", IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2327 W. WOLFRAM, CHICAGO,
ILLINOIS 60618

PHASE 4:

LOT 14 (EXCEPT THE EASTERLY ONE HALF THEREOF) AND LOTS 15, 16, 17 AND 18 IN BLOCK 8, IN "CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO", IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2337 W. WOLFRAM, CHICAGO,
ILLINOIS 60618