

UNOFFICIAL COPY



**THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDING SHOULD BE
RETURNED TO:**

Doc# 2128819011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/15/2021 11:12 AM PG: 1 OF 11

**Kovitz Shifrin Nesbit
55 W. Monroe Street
Suite 2445
Chicago, Illinois 60603
Attn: David P. Savitt, Esq.**

AMENDMENT TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR POINTE 1900 ON STATE CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for Pointe 1900 on State Condominium (hereafter the "Association"), which Declaration was recorded on August 4, 2004, as Document No. 0421739021 in the Office of the Recorder of Deeds of Cook County, Illinois, 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 Article III, Section 4 of the aforesaid Declaration and Section 26 of the Illinois Condominium Property Act (the "Act"). Article 4, Section (b) of the Declaration provides that an Owner of a Unit may assign, to another Owner of a Unit, the limited common element Storage Space appurtenant to the Unit, subject to the prior written consent of the holder of a first mortgage upon the Unit Ownership, and the consent of the Board of Managers, and upon the recording of an amendment to the Declaration in accordance with Section 26 of 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. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

UNOFFICIAL COPY

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, Cornell Wallace is the Owner of Unit 413;

WHEREAS, Khesa Pinkard is the Owner of Unit ~~409~~ 309

WHEREAS, Leszek Kordylewski and Anna Kordylewski are the Owners of Unit 312;

WHEREAS, Storage Space S-138 and Storage Space S-139 are limited common elements of Unit 413; and

WHEREAS, the Owner of Unit 413 desires to transfer limited common element Storage Space S-138 to Unit 309, and to amend the Declaration to reflect this transaction; and

WHEREAS, the Owner of Unit 413 desires to transfer limited common element Storage Space S-139 to Unit 312, and to amend the Declaration to reflect this transaction; 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 selling Owner, and by the Board of Managers, 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 of Managers of the Association, all in compliance with Article 4, Section (b) of the Declaration and Section 26 of the Act.

NOW THEREFORE, the Declaration of Condominium for Pointe 1900 on State Condominium is hereby amended in accordance with the text which follows.

1. Storage Space S-138, is hereby transferred from the Owner of Unit 413 in the Association and thereupon the Owner of Unit 309 shall have the Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said Storage Space S-138.

2. Storage Space S-139 is hereby transferred from the Owner of Unit 413 in the Association and thereupon the Owner of Unit 312 shall have the Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said Storage Space S-139.

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Units 201 through 626 and G-1 through G-123 in Pointe 1900 on State Condominium, as delineated on a survey of the following described tract of land:

A Portion of Lots 1 to 5, Both Inclusive, together with a part of the vacated 30 Foot Alley, Lying West of and Adjoining the West Line of Said Lots 2 to 5 in Block 32 in Canal Trustees New Subdivision of Blocks in East Fractional Southeast $\frac{1}{4}$ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached Association Exhibit "E" to the Declaration of Condominium recorded as Document Number 0421739021; together with their undivided percentage interest in the common elements in Cook County, Illinois.

Permanent Index Numbers: 17-21-414-011-1001 through and including 17-21-414-011-1254

Township: South Chicago

Common Address: 1900 South State, Chicago, IL 60616

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CONSENT OF BOARD OF DIRECTORS

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

The Board of Managers of the Pointe 1900 on State Condominium Association hereby consents to the foregoing amendment as provided by Article 4, Section (b) of the Declaration, and pursuant to Section 17 of the Illinois Condominium Property Act, and the undersigned President (or other duly authorized officer) hereby executes the foregoing amendment to the Declaration of Condominium Ownership for Pointe 1900 on State Condominium Association on behalf of the Board of Managers of Pointe 1900 on State Condominium Association.

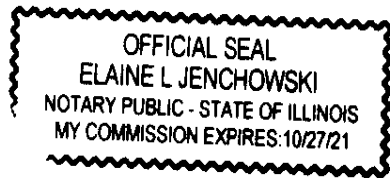
Elyse Griffiths
Its ~~President~~ Secretary

I, ELAINE L. JENCHOWSKI a Notary Public in and for County and State aforesaid, do hereby certify that ELYSE GRIFFITHS, the ~~President of~~ ^{SECRETARY} Pointe 1900 on State Condominium Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of Board, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19 day of AUGUST, 2021.

Elaine L Jenchowski
Notary Public

My Commission Expires: 10/27/2021



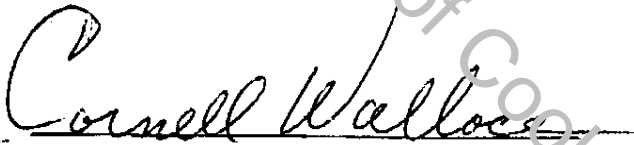
UNOFFICIAL COPY

SCHEDULE 1

CONSENT OF UNIT OWNERS OF 413

The undersigned, as the Unit Owner of Unit 413, hereby consents to: (i) the assignment of Storage Space S-138 as a limited common element to residential Unit 309; and (ii) the assignment of Storage Space S-139 as a limited common element appurtenant to Unit 312.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed at Chicago, Illinois, on the date shown below.



Cornell Wallace

Date: 5/18, 2021

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE 2

CONSENT OF UNIT OWNERS OF 309

The undersigned, as the Unit Owner of Unit 309, hereby consents to the assignment of Storage Space S-138 as a limited common element appurtenant to Unit 309.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed at Chicago, Illinois, on the date shown below.



Khesa Pinkard

Date: 5/18/, 2021

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE 3

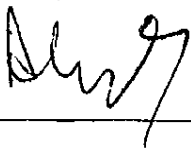
CONSENT OF UNIT OWNERS OF 312

The undersigned, as the Unit Owner of Unit 312, hereby consents to the assignment of Storage Space S-139 as a limited common element appurtenant to Unit 312.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed at Chicago, Illinois, on the date shown below.



Leszek Kordylewski



Anna M. Kordylewski

Date: 5/12, 2021

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
113 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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 Storage Space S-138 from Unit 413 to Unit 309 and to the transfer of Storage Space S-139 from Unit 413 to Unit 312, in the Pointe 1900 on State Condominium Association, and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. 413: NO CHANGE in Proportionate Share of Common Elements

Unit No. 309: NO CHANGE in Proportionate Share of Common Elements

Unit No. 312: NO CHANGE in Proportionate Share of Common Elements

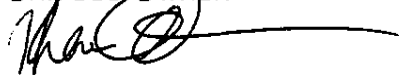
Executed this 18 day of May, 2021.

Unit 413 Owner:



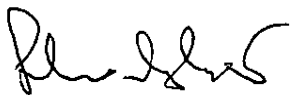
CORNELL WALLACE

Unit 309 Owner:



KHESA PINKARD

Unit 312 Owners:



Leszek Kordylewski



Anna Kordylewski

UNOFFICIAL COPY

CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of Storage Space S-138 from Unit 413 to Unit 309 and to the transfer of Storage Space S-139 from Unit 413 to Unit 312, in the Pointe 1900 on State 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 Managers of Pointe 1900 on State Condominium Association.

Executed this 18 day of May, 2021.

Unit 413 Owner:

Cornell Wallace
CORNELL WALLACE

Unit 309 Owner:

Khesa Pinkard
KHESA PINKARD

Unit 312 Owners:

Leszek Kordylewski
Leszek Kordylewski

Anna Kordylewski
Anna Kordylewski