

UNOFFICIAL COPY

**This Document Prepared By
And After Recording Return to:**

Kimberly J. Sharon, Esq.
Parcel C LLC
225 North Columbus Drive, Suite 100
Chicago, Illinois 60601

Property Address: 363 East Wacker Drive

Permanent Index Number:

17-10-318-080-0000

This Amendment Affects: Units 1301,
1701, 2208, 2002, 2601, 3203, 3709, 3902,
3904 and 4307



Doc# 2129857054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/25/2021 03:08 PM PG: 1 OF 6

This space reserved for Recorder's use only.

**SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE VISTA RESIDENCES CONDOMINIUM ASSOCIATION**

THIS SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE VISTA RESIDENCES CONDOMINIUM ASSOCIATION (this "Amendment") is made this 25th day of October, 2021 by and between PARCEL C LLC, a Delaware limited liability company (referred to herein as either "Declarant" or "Grantor" or "Storage Grantor") and Eric Frost and Kristine Chen Frost ("1301 Grantee"), Jijing and Shipu Zhang ("1701 Grantee") David Kim ("2002 Grantee"), Lance Lutz and Michele Lutz ("2601 Grantee"), Hyun Sub Hwang and Dongmin Lee ("3203 Grantee"), Li Cai ("3709 Grantee"), Paul Bratley and Kelly Hall ("3902 Grantee"), Lue Jia Liang ("3904 Grantee") and Alan Graham ("4307 Grantee" and collectively with 1301 Grantee, 2002 Grantee, 2601 Grantee, 3203 Grantee, 3709 Grantee, 3904 Grantee and 3902 Grantee, the "Grantees" or each a "Grantee") and Eve Yi Huang ("2208 Storage Grantee").

RECITALS

WHEREAS, on or about November 17, 2020, Declarant caused to be recorded with the Recorder of Deeds of Cook County, Illinois (the "Recorder") as Document Number 2032017121 that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Vista Residences Condominium Association as same has been or may be amended, modified or supplemented, (the "Declaration") made by Declarant and encumbering the real property legally described on Exhibit A attached hereto and made a part hereof ("Property"). All capitalized terms used herein but not otherwise defined herein shall have the meaning set forth in the Declaration.

WHEREAS, pursuant to Section 4.12(d) of the Declaration, Declarant is the initial owner of all Attendant Parking Rights and expressly reserved to itself the unrestricted right and power to sell

UNOFFICIAL COPY

and assign one or more Attendant Parking Rights to any Unit Owner at the time of or after the conveyance of a Unit to such Unit Owner.

WHEREAS, pursuant to Section 4.10(b) of the Declaration, Declarant is the initial owner of all Storage Areas and expressly reserved to itself the unrestricted right and power to sell and assign one or more Storage Spaces to any Unit Owner at the time of or after the conveyance of a Unit to such Unit Owner.

WHEREAS, 1301 Grantee is the owner of unit No. 1301 ("Unit 1301") in the Property pursuant to the Closing of the Unit 1301 on January 14, 2021;

WHEREAS, 1701 Grantee is the owner of unit No. 1701 ("Unit 1701") in the Property pursuant to the Closing of the Unit 1701 on January 5, 2021;

WHEREAS, 2002 Grantee is the owner of unit No. 2002 ("Unit 2002") in the Property pursuant to the Closing of the Unit 2002 on April 15, 2021;

WHEREAS, 2208 Storage Grantee is the owner of unit No. 2208 ("Unit 2208") in the Property pursuant to the Closing of the Unit 2208 on August 31, 2021;

WHEREAS, 2601 Grantee is the owner of unit No. 2601 ("Unit 2601") in the Property pursuant to the Closing of the Unit 2601 on December 14, 2020;

WHEREAS, 3203 Grantee is the owner of unit No. 3203 ("Unit 3203") in the Property pursuant to the Closing of the Unit 3203 on February 2, 2021;

WHEREAS, 3709 Grantee is the owner of unit No. 3709 ("Unit 3709") in the Property pursuant to the Closing of the Unit 3709 on March 15, 2021;

WHEREAS, 3902 Grantee is the owner of unit No. 3902 ("Unit 3902") in the Property pursuant to the Closing of the Unit 3902 on May 21, 2021;

WHEREAS, 3904 Grantee is the owner of unit No. 3904 ("Unit 3904") in the Property pursuant to the Closing of the Unit 3904 on July 21, 2021;

WHEREAS, 4307 Grantee is the owner of unit No. 4307 ("Unit 4307") in the Property pursuant to the Closing of the Unit 4307 on March 12, 2021; and

WHEREAS, Declarant desires to amend certain portion of the Declaration and assign Attendant Parking Rights to Grantees upon the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the foregoing and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantees hereby amend the Declaration as follows:

UNOFFICIAL COPY

1. Recitals. The foregoing recitals are hereby incorporated into and made a part of this Amendment.

2. Transfer of Attendant Parking Right.

(a) Grantor hereby transfers to Grantees, and each Grantee hereby accepts the transfer by Grantor to each Grantee of one (1) Attendant Parking Right.

(b) Notwithstanding anything to the contrary contained in the Declaration, the Attendant Parking Rights are a Limited Common Element appurtenant to each of Unit 1301, Unit 1701, Unit 2002, Unit 2601, Unit 3203, Unit 3709, Unit 3902, Unit 3904 and Unit 4307.

3. Transfer of Storage Space.

(a) Storage Grantor hereby transfers to 2208 Storage Grantee, and 2208 Storage Grantee hereby accepts the transfer by Storage Grantor to 2208 Storage Grantee of Storage Space LL02-17-S6.

(b) Notwithstanding anything to the contrary contained in the Declaration, the Storage Space granted hereunder is a Limited Common Element appurtenant to Unit 2208.

4. Recordation. The transfer described in this Amendment shall become effective upon the recordation of this Amendment in the Recorder's Office.

5. Headings. The headings and captions contained in this Amendment are inserted for convenient reference only and shall not be deemed to construe or limit the sections and articles to which such headings and captions apply.

6. Word Construction. Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as context may require.

7. If and to the extent this Amendment conflicts or is inconsistent with any of the terms and provisions of the Declaration, the terms of this Amendment shall govern and control. Any capitalized terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the Declaration. In all other respects, the Declaration, as amended by this Amendment, is hereby ratified and affirmed.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

ALL UNITS IN THE VISTA RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE VISTA RESIDENCES CONDOMINIUM ASSOCIATION RECORDED NOVEMBER 17, 2020 AS DOCUMENT NUMBER 2032017121, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0432427091 AND RE-RECORDED ON JANUARY 19, 2005 AS DOCUMENT NUMBER 0501919098 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062 AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 0714222037 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT

UNOFFICIAL COPY

0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND THE AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102 AND THE TENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 18, 2013 AND RECORDED APRIL 23, 2013 AS DOCUMENT 1311318049 AND THE ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 16, 2014 AND RECORDED JANUARY 16, 2014 AS DOCUMENT NUMBER 1401644060 AND THE TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 28, 2016 AND RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 1611929091 AND THE AMENDED AND RESTATED TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 30, 2018 AND RECORDED JULY 16, 2018 AS DOCUMENT NUMBER 1813744029 AND THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 29, 2019 AND RECORDED APRIL 1, 2019 AS DOCUMENT NUMBER 1909134079 AND FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF SEPTEMBER 16, 2019 AND RECORDED SEPTEMBER 18, 2019 AS DOCUMENT NUMBER 1926117130.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED AND CREATED BY EASEMENT AGREEMENT FOR BUILDING SUPPORTS AND UPPER LEVEL STREET IN FIELD BOULEVARD DATED APRIL 28, 2016 AND RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 1611929086, BY AND BETWEEN THE CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION AND LAKESHORE EAST LLC GRANTING AN EASEMENT UNDER, ON, OVER AND THROUGH THE EASEMENT AREAS DESCRIBED THEREIN FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUPPORT STRUCTURES AND FOR CONSTRUCTING AND MAINTAINING THE UPPER LEVEL STREET.

PARCEL 4:

NON-EXCLUSIVE RECIPROCAL EASEMENTS AS DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY PARCEL C LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DECLARANT DATED NOVEMBER 6, 2020 AND RECORDED NOVEMBER 17, 2020 AS DOCUMENT NUMBER 2032017120.