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Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2022 01:27 PM Pg: 1 of 3

AMENDMENT TO THE
SHEFFIELD ROW
CONDOMINIUM
ASSOCIATION
CONCERNING SCRIVENERS
ERROR

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WHEREAS, the Sheffield Row Condominium Association (the "Association") is a condominium association and a not-for-profit corporation organized and existing pursuant to the laws of the State of Illinois; and

WHEREAS, the Association is managed and administered by its Board of Directors (the "Board"); and

WHEREAS, Article 5 authorizes the Board to attend to the administration of the Property; and

WHEREAS, Section 27 of the Illinois Condominium Property Act (765 ILCS/605 et. seq., "Act.") grants the Board, upon two-thirds approval of the Board, to record an amendment to correct a scrivener's error within the declaration of the Association; and

WHEREAS, there exists scrivener's errors which appear on a previously recorded amendment dated May 9, 2006 as document 0612934074 with the Cook County recorder of Deeds, by which roof rights of certain units as well as parking rights are incorrectly shown on the plat of survey of the declaration that are inconsistent with recorded conveyances of various units; and

WHEREAS, specifically the May 9, 2006 amendment states the owners of units 1S and 1N shall have exclusive use of right of the rooftop deck above the garage containing Garage Parking Spaces P-5, P-6, and P-7; and

WHEREAS, in fact the rooftop deck is situated above Garage Parking spaces P-1, P-2, P-3, and P-4, which, is a detached garage located in the Association property;

(Noted by: Karen A. Yarbrough, Clerk
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WHEREAS, despite the errors the owners of the effected units have enjoyed exclusive use and enjoyment of those portions of the property consistent with the previous conveyances of the unit; and

NOW THEREFORE, the Declaration Association shall be amended as follows:

1. Paragraph 3.7 of the recorded amendment dated May 9, 2006 as document 0612934074 with the Cook County recorder of Deeds shall be stricken in its entirety and superseded as follows:

The Unit Owners of 4S and 4N (a "Roof Rights Owner") shall have the exclusive right to use of the roof top deck above their respective Units and the Unit Owners of Units 1S and 1N shall have the exclusive right to use the roof top deck above the garage containing Garage Parking Spaces P-1, P-2, P-3, and P-4 ("Roof Rights") as a Limited Common Elements and shall also have and enjoy an exclusive, (subject to Section 3.7(e) and 3.7(d), permanent right and easement through portion of the Common Elements for purposes of ingress and egress as to such Roof Rights ("Roof Access.") Roof Rights shall be subject to the location of all roof penetrations and flashing, and roof placements and curbs wherever such items may be placed on the roof.

The remaining provisions of the Declaration, as amended, shall continue in full force and effect.

This Amendment shall become effective upon its recordation with the Cook County Recorder of Deeds.

Dated this 3 day of MARCH, 2022.


 President MATTHEW J. DAWER

3/3/22

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Exhibit A

PARCEL 1: UNIT NUMBER 3028-15 IN THE SHEFFIELD ROW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 12, 13, 14 AND 15 IN THE SUBDIVISION OF BLOCK 8 IN THE SUBDIVISION OF LOTS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603827074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AND ROOF RIGHTS OVER GARAGE PARKING SPACES P-5, P-6 AND P-7 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY IS ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PIN: 14-29-210-054-1010

For Informational Purposes only: 3028 North Sheffield Avenue, Unit 15, Chicago, IL 60657

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