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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2022 11:18 AM PG: 1 OF 9

**Kovitz Shifrin Nesbit
55 W. Monroe Street
Suite 2445
Chicago, Illinois 60603
Attn: Michael G. Kreibich, Esq.**

**LIMITED COMMON ELEMENT PARKING GARAGE SPACE TRANSFER AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
FOR CAMPBELL COURTE CONDOMINIUM ASSOCIATION
AFFECTS UNIT 806 AND
LIMITED COMMON ELEMENT GARAGE SPACE P-125**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for Campbell Courte at Village Green Condominiums ("Association") which Declaration was recorded on July 31, 2000 as Document No. 00577253 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 Section 3.19 of Article III of the aforesaid Declaration and Section 17 and Section 26 of the Illinois Condominium Property Act (the "Act"). Section 3.19 of the Declaration provides that Garage Spaces may be assigned to another Unit in the Building following the procedures required under 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 Directors 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. Section 17 of the Act provides that amendments shall be executed by the President of the Association or such other officer authorized by the Board of Directors. No transfer shall become effective until the amendment has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

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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, Garage Space P-125 is a Limited Common Element currently in the possession of the Association; and

WHEREAS, the association desires to transfer Garage Space P-125 to the Owner of Unit 806 and to amend the Declaration to reflect this transfer; 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 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 signed by the President of the Association, and a copy of the amendment has been delivered to the Board of Directors of the Association, and executed by the President of the Association or such other officer authorized by the Board of Directors, all in compliance with Section 5 of Article III of the Declaration and Section 17 and Section 26 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership for Campbell Courte Condominium Association is hereby amended in accordance with the text which follows:

1. Limited Common Element Garage Space P-125 is hereby transferred from the Association to the Owner of Unit 806 in the Association, and thereupon the Owner of Unit 806 shall have their Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said Garage Space.

2. Upon the effective date of this Amendment, Garage Space P-125 shall hereafter be appurtenant to Unit 806.

3. This Amendment shall not cause a change in the percentage of ownership interest in the Common Elements as set forth in the Declaration.

4. This Amendment shall have no impact on the assessments issued by the Association or the real estate tax liabilities for any of the affected Units.

5. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms and any amendments thereto.

6. This Amendment may be signed in counterparts.

7. 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

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UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of Limited Common Element Garage Space P-125 in the Campbell Courte Condominium Association there being no other Owners having any right to use the limited common element affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration

Executed this 27 day of October, 2022.

Unit No.806

Transferee: MZV Trust
(Assignee)

By: Wm. Vasey
Co-Trustee William Vasey

By: Katherine Vasey
Co-Trustee Katherine Vasey



Sworn to and subscribed before me this

27th day of October, 2022

Charlene Montalbano
Notary Public

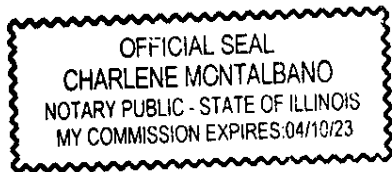
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PRESIDENT'S SIGNATURE PAGE

I THOMAS A. BROOKBANK am the President of the Board of Directors of Campbell Courte Condominium Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 27 day of OCTOBER, 2022.

BY: Thomas A. Brookbank
President



Sworn to and subscribed before me this

27 day of OCTOBER, 2022

Charlene Montalbano
Notary Public

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STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN COMMON ELEMENTS

The undersigned are all of the Unit Owners who are parties to the transfer of Limited Common Element Garage Space P-125 in Campbell Courte Condominium Association and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. 806 NO CHANGE
(Amended) Proportionate Share of Common Elements

Transferor: Campbell Courte Condominium Association

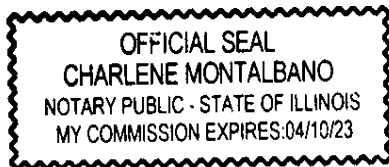
(Assignor)

By: THOMAS A BROOKBANK
Its: PRESIDENT, PCCA

Transferee:
(Assignee)

MZV Trust

By: William Vasey
Co-Trustee William Vasey
By: Katherine Vasey
Co-Trustee Katherine Vasey



Sworn to and subscribed before me this

27 day of October, 20 22

Charlene Montalbano
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CAMPBELL COURTE AT VILLAGE GREEN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING REAL ESTATE:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COMER OF LOT 5 IN BLOCK 24, IN THE TOWN OF DUNTON, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°50'1 0" WEST ALONG THE SOUTH LINE OF BLOCK 20 IN MINER'S ADDITION TO DUNTON, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 132.00 FEET TO THE SOUTHWEST COMER OF LOT 2 IN SAID BLOCK 20; THENCE NORTH 00°16'47" EAST 124.06 FEET, THENCE SOUTH 89°29'47" EAST 131.98 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°29'47" EAST 38.84 FEET; THENCE NORTH 00°38'34" EAST 141.79 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 39°21'53" EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 108.88 FEET; THENCE SOUTH 00°38'34" WEST 265.17 FEET TO THE SOUTH LINE OF SAID BLOCK 24; THENCE NORTH 89°21'26" WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 146.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00577253 IN COOK COUNTY, ILLINOIS.

Commonly Known As: 200 W. Campbell Street
Arlington Heights, IL 60005

Permanent Index Number: 03-29-340-025-1001
through and including: 03-29-340-025-1092

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EXHIBIT B LEGAL DESCRIPTION OF UNIT AFFECTED

PARCEL 1: UNIT 806 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CAMPBELL COURTE AT VILLAGE GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00577253, AS AMENDED, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACES P-72 AND P-125, AND STORAGE SPACE NO. 8S-6, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Address: 200 W. Campbell Street, Unit 806
Arlington Heights, IL 60005

PIN: 03-23-340-025-1084

UNOFFICIAL COPY**County of Cook**\$ 25,000.00**State of Illinois****May 24, 2022****Bill of Sale**

FOR AND IN CONSIDERATION OF the sum of \$25,000 U.S. Dollars, inclusive with all sales tax, paid by Personal Check, the receipt of which is hereby acknowledged, the Campbell Courte Condominium Association (the "Seller") DOES HEREBY SELL, ASSIGN, AND TRANSFER to William and Katherine Vasey (the "Buyer") residing at 200 W. Campbell Street, Unit #806, Arlington Heights, IL 60005 (address) the following described property (the "Property"):

Garage Space # P-125 located in the underground Garage for Campbell Courte Condominium Association, located in Arlington Heights, IL 60005

The Property is being sold on an "AS IS" basis and the Seller explicitly disclaims all warranties whether expressed or implied, including but not limited to any warranty as to the condition of the Property. However, the Seller's above warranty disclaimer does not, in any way, affect the terms of any applicable warranties from the Condominium Association or others, if any.

The Buyer has been given the opportunity to inspect the Property, or alternatively, have the Property inspected. Additionally, the Buyer has accepted the Property in its existing condition.

Seller represents and warrants that Seller is the lawful owner of all Property, transferred hereunder, free and clear of all mortgages, liens or encumbrances of any nature whatsoever, and Seller shall indemnify, defend and hold Buyer harmless against such claims and demands.

In the event any dispute between the parties hereto should result in litigation or arbitration, the prevailing party shall be reimbursed for all reasonable costs in connection therewith, including, but not limited to, reasonable attorney's fees and defense costs.

In the event there are any legal or Condominium Association fees necessary to effect this transaction, the Seller and Buyer will each pay half of those costs.

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The terms of this Bill of Sale shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

The parties hereby agree to execute such other documents and perform such other acts as may be necessary or desirable to carry out the purpose of the Bill of Sale.

This Bill of Sale shall be signed by the Buyer and by the Seller, and shall be effective as of June 1, 2022.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS BILL OF SALE.

SELLER:

CAMPBELL COURTE CONDOMINIUM ASSOCIATION

By: THOMAS A. BROOKBANK

Date: 27TH OCT. 2022

Its: PRESIDENT, C.C.A

BUYER:

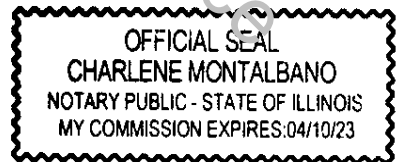
MZV Trust

By: Wm. Vasey
Co-Trustee William Vasey

Date: 10/27/2022

By: Katherine Vasey
Co-Trustee Katherine Vasey

Date: 10/27/2022



Sworn to and subscribed before me this

27th day of October, 2022

Charlene Montalbano

Notary Public