

# UNOFFICIAL COPY

Doc#. 2235422117 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2022 03:46 PM Pg: 1 of 9

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

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

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

This Amendment Affects: Unit 2002

PERMANENT REAL ESTATE  
INDEX NUMBERS:

17-10-400-046-0000 and  
17-10-400-047-0000

ADDRESS OF PROPERTY:

211 North Harbor Drive  
Chicago, Illinois 60601

# UNOFFICIAL COPY

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

*December* THIS SPECIAL AMENDMENT (“Amendment”) is made and entered as of the *16<sup>th</sup>* day of 2022 by and between 211 North Harbor Drive Owner LLC, a Delaware limited liability company (hereinafter referred to as the “Developer”) and Lois A. Linnane as Trustee of the Lois A. Linnane Declaration of Trust dated August 22, 2014 (“Unit Owner”).

**W I T N E S S E T H:**

**WHEREAS**, Declarant (as defined in the Declaration) submitted a certain parcel of real estate situated in the City of Chicago, Cook County, Illinois, and attached as Exhibit A to the Declaration, to the provisions of that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Cirrus Condominium Association dated March 3, 2022 and recorded March 15, 2022, as Document Number 2207457005, as corrected by that certain Scrivener’s Affidavit dated March 23, 2022 and recorded as Document Number 2208219061, as amended by that certain First Amendment dated April 12, 2022 and recorded as of April 14, 2022 as Document Number 2210422041 and as amended by that certain Second Amendment dated and recorded on May 20, 2022 as Document Number 2214022030, as further amended by that certain Special Amendment dated June 21, 2022 and recorded on June 27, 2022 as Document Number 2217825068 (collectively, the “Declaration”). All capitalized terms used but not otherwise defined herein shall have the meanings given such terms in the Declaration; and

**WHEREAS**, Developer is the Owner of the unsold Units in the Property and, pursuant to Section 4.10(b) of the Declaration, Developer is entitled to assign the exclusive rights to Storage Spaces to Unit Owners by an instrument or another recordable instrument; and

**WHEREAS**, Unit Owner is the Owner of unit No.2002 (“Unit 2002”) in the Property and pursuant to that certain Warranty Deed dated March 22, 2022, Unit 2002 is entitled to the exclusive right to the use of Storage Space LL4-72; and

**WHEREAS**, Developer, pursuant to its rights under Section 4.10(b) of the Declaration, desires to assign to Unit 2002 the exclusive right to Storage Space LL4-234, and Unit Owner desires to transfer to Developer, as the Owner of the unsold Units, the exclusive right to use Storage Space LL4-72; and

**WHEREAS**, Sections 3.4 and 4.10(b) of the Declaration (collectively, the “LCE Transfer Sections”) permits the transfer Limited Common Elements between Unit Owners in accordance with the terms of the LCE Transfer Section and the Act; and

**WHEREAS**, the Act permits, among other things, a transfer of the use of Limited Common Elements be made by an amendment to the Declaration executed by the Unit Owners who are parties to the transfer; and

**WHEREAS**, Developer and Unit Owner desire to amend the Declaration, in accordance with the terms of the LCE Transfer Section, to effect a transfer of Storage Spaces, as more particularly described herein.

**NOW, THEREFORE**, for good and valuable consideration (the receipt and sufficiency of which are hereby confirmed and acknowledged), the undersigned parties hereby agree as follows:

# UNOFFICIAL COPY

- :
1. Recitals. The foregoing recitals are hereby incorporated into and made a part of this Amendment.
  2. Assignment of Storage Space LL4-234 From Developer to Unit Owner.
    - (a) Developer hereby assigns to Unit 2002, and Unit Owner hereby accepts the assignment by Developer to Unit 2002, the exclusive right to the use Storage Space LL4-234.
    - (b) Notwithstanding anything to the contrary contained in the Declaration, upon the recordation of this Amendment, Storage Space LL4-234 shall be a Limited Common Element appurtenant to Unit 2002.
  3. Transfer of Storage Space LL4-72 From Unit Owner to Developer. Unit Owner hereby transfers to Developer, as Owner of the unsold Units, and Developer, Owner of the unsold Units, hereby accepts the transfer by Unit Owner to Developer of, the exclusive right to the use Storage Space LL4-72.
  4. No Changes to Percentage Interest in the Common Elements. Developer and Unit Owner hereby agree that there shall be no changes to the respective undivided percentage interests in the Common Elements.
  5. Recordation. The transfers and assignments described in this Amendment shall become effective upon the recordation of this Amendment in the Recorder's Office.
  6. Miscellaneous. This Amendment shall be binding upon, and shall inure to the benefit of, Developer, Unit Owner and their respective heirs, personal representatives, successors and assigns. 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. Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as context may require.
  7. Inconsistency and Ratification. 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.

**[Remainder of Page Intentionally Blank; Signature Page Follows]**





# UNOFFICIAL COPY

## CERTIFICATE

Lois A. Linnane as Trustee of the Lois A. Linnane Declaration of Trust dated August 22, 2014 certifies that she delivered a copy of the above and foregoing Amendment to the Board of Directors of Cirrus Condominium Association in Chicago, Illinois.

Dated: 10/12/2022, 2022

X:

DocuSigned by:  
*Lois Linnane*  
3CF9FC9AD34C444

Lois A. Linnane as Trustee of the Lois A. Linnane Declaration of Trust dated August 22, 2014

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

EXHIBIT A  
TO SPECIAL AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF  
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS  
FOR THE CIRRUS CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

UNIT 2002 AND PARKING UNIT LL4-71 SC AND LL4-716C AND NEWLY ASSIGNED STORAGE LOCKER LL4-234, A LIMITED COMMON ELEMENT, IN THE CIRRUS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CIRRUS CONDOMINIUM ASSOCIATION RECORDED MARCH 15, 2022 AS DOCUMENT NUMBER 2207457005, 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. STORAGE LOCKER LL4-72 ASSIGNED FROM 2002 TO DEVELOPER.

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 AREA(S) FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, AS WELL AS EASEMENTS FOR MAINTENANCE AND TO ACCESS AND USE OF THE PARKS, 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 RERECORDED 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



# UNOFFICIAL COPY

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 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 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 1819744029 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:

NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED MARCH 14, 2022 AND RECORDED MARCH 15, 2022 AS DOCUMENT NUMBER 2207457004, AS AMENDED FROM TIME TO TIME.

#### PARCEL 4:

NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MARCH, 14 2022 AND RECORDED MARCH 15, 2022 AS DOCUMENT NUMBER 2207457003, AS AMENDED FROM TIME TO TIME.