

UNOFFICIAL COPY



Doc# 2317834044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2023 12:12 PM PG: 1 OF 8

This Document has been Prepared by, and after
Recording should be returned to:

Law Offices of Maria Pavone Macek
8546 W. Lawrence
Norridge, IL 60706

**LIMITED COMMON ELEMENT PARKING SPACE TRANSFER AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CLOCK TOWER
POINTE OF HARWOOD HEIGHTS CONDOMINIUM ("CLOCK TOWER")**

The document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for Clock Tower Pointe of Harwood Heights Condominium ("Clock Tower") (hereafter the "Association") which Declaration was recorded on August 18, 2007 as Document No. 0716903044 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 thereof.

This amendment is adopted pursuant to the provisions of Article II Section 3.20 of the aforesaid Declaration and Section 26 of the Illinois Condominium Property Act ("the Act"). The Declaration provides that an Owner of a Unit may assign, to another Owner of a Unit, the Storage Space (limited common elements) appurtenant to the Unit Ownership subject to the prior written consent of the holder of a first mortgage upon the Unit Ownership, upon the recorded 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 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.

RECITALS

WHEREAS by the Declaration recorded in the Office of Recorder of Deeds of Cook County, Illinois the Property has been submitted to the provisions of this Act; and,

WHEREAS the Owner of 4833 N. Olcott, Unit 213 Harwood Heights, Illinois 60706 (hereinafter referred to as Unit 213) desires to assign the exclusive use to the Limited Common Element and the Owner of 4811 N. Olcott, Unit 503, Harwood Heights, Illinois 60706 (hereinafter after referred to as Unit 503) desires to be assigned the exclusive use to the limited common element Parking Space 1-9 and to amend the Declaration to reflect this transaction;

UNOFFICIAL COPY

WHEREAS, this amendment has been executed by all Owners who are parties to the transfer (there being no other Owners having any rights 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 contains a statement from the parties involved in the transfer which sets forth 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 compliance with Article III Section 3.20 of the Declaration and Section 26 of the Act.

Therefore, the Declaration of Condominium Ownership for Clock Tower Pointe of Harwood Heights Condominium is hereby amended in accordance with the text which follows:

1. Parking Space 1-9 as shown on Exhibit A to the Declaration is hereby transferred from the Owner of Unit 213 in the Association to the Owner of Unit 503 in the Association, and thereupon the Owner of Unit 503 shall have his Unit Ownership include as a right and benefit appurtenant thereto a grant of a perpetual and exclusive use of said Parking Space;
2. Except to the extent expressly set forth hereinabove the remaining provisions of the Declaration shall continue in effect without change.

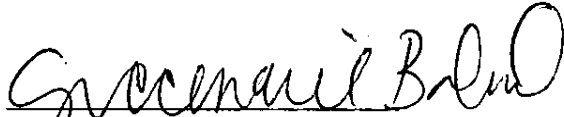
END OF TEXT OF AMENDMENT

Property of Cook County Clerk's Office

UNOFFICIAL COPY

UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of the Parking Space 1-9 in the Clock Tower Pointe of Harwood Heights Condominium there being no other Owners having any right to the limited common element affected and by our signatures below do we hereby execute and approve the foregoing amendment to the Declaration.



GRB Ventures, LLC

4833 N. Olcott, Unit 213, Harwood Heights, Illinois 60706

Executed this 29 day of March 2023



Mariano Arena

4811 Olcott Unit 503, Harwood Heights, Illinois 60706



Betty Arena

4811 Olcott Unit 503, Harwood Heights, Illinois 60706

Executed this 29 day of March 2023

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Statement as to Change in Proportionate Share in Common Elements

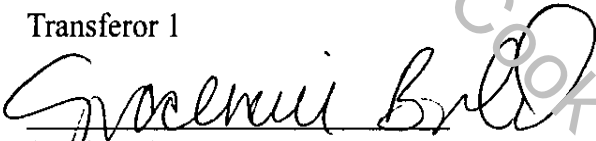
The undersigned are all of the Unit Owners who are parties to the transfer of the Parking Space 1-9 in the Clock Towers and hereby set forth any changes in the parties' proportionate shares in the common elements.

Unit 213. NO CHANGE
Amendment – Proportionate Share of Common

Elements

Unit 503 NO CHANGE
Amendment-Proportionate Shares of Common

Elements
Transferor 1




(Assignor)

GRB Ventures, LLC
4833 N. Olcott, Unit 213, Harwood Heights, Illinois 60706

Executed this 29 day of March 2023

Transferee 2
(Assignee)



Mariano Arena

4811 Olcott Unit 503, Harwood Heights, Illinois 60706



Betty Arena

4811 Olcott Unit 503, Harwood Heights, Illinois 60706

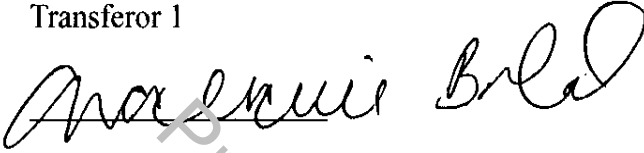
Executed this 29 day of March 2023

UNOFFICIAL COPY

Certificate of Delivery

The undersigned are all of the Owners who are parties of the Parking Space 1-9 in the Clock Towers hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Managers of Clock Towers Association.

Transferor 1



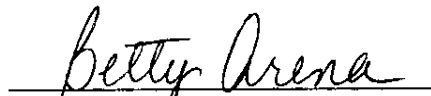
GRB Ventures, LLC
4833 N. Olcott, Unit 213, Harwood Heights, Illinois 60706

Executed this 29 day of March 2023

Transferee 2



Mariano Arena
4811 Olcott Unit 503, Harwood Heights, Illinois 60706



Betty Arena
4811 Olcott Unit 503, Harwood Heights, Illinois 60706

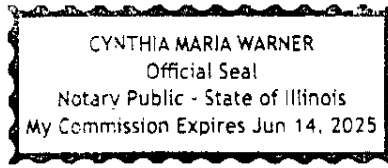
Executed this 29 day of March 2023

STATE OF Illinois COUNTY OF DuPage SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gracemarie Boland as signatory for GRB Ventures is personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

UNOFFICIAL COPY

Given under my hand and official seal, this 29th day of March,
2023

(Notary Public)

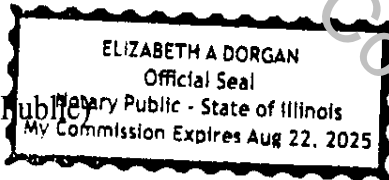


A handwritten signature in black ink, appearing to read "Cynthia Maria Warner", written over a horizontal line.

STATE OF Illinois COUNTY OF Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mariano Arena and Betty Arena are personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of March,
2023

(Notary Public)



A handwritten signature in black ink, appearing to read "Elizabeth A Dorgan", written over a horizontal line.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Legal Description

Parcel 1

UNIT 4811-214 IN CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5, 6, AND 7 IN BLOCK 9 AND LOTS 4, 5, AND 6 TOGETHER WITH THE SOUTH $\frac{1}{2}$ OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5, AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND PART OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12. TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3, IN CIRCUIT COURT PARTITION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF AFORESAID SECTION 12. RECORDED APRIL 28, 1925 AS DOCUMENT 8886267. LYING WEST OF WEST LIEN OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12 AFORESAID. AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST. IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID. (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE). IN COOK COUNTY, ILLINOIS, AND

THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ SECTION 12. TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12. TOWNSHIP 40 NORTH RANGE 12 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

UNOFFICIAL COPY

(EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET
(MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART
THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF,
(MEASURED AT RIGHT ANGLES TO THE SOUTH LINE);
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT 0716903044. AS AMENDED FROM TIME TO TIME.
TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-9 AND STORAGE
SPACE S1-9. LIMITED COMMON ELEMENTS AS DELINEATED ON THE
SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS
DOCUMENT NUMBER 0716903044. AS AMENDED FROM TIME TO TIME.

PIN: 12-12-425-009-1014

STREET ADDRESS: 4811 N. OLCOTT, UNIT 214, ILLINOIS, HARWOOD
HEIGHTS, 60706

Property of Cook County Clerk's Office