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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/05/2023 11:32 AM PG: 1 OF 9

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDING SHOULD BE
RETURNED TO:

Kovitz Shifrin Nesbit
55 W. Monroe Street
Suite 2445
Chicago, Illinois 60603
Attn: David M. Bendoff, Esq.

**LIMITED COMMON ELEMENT PARKING SPACE TRANSFER AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
THE METROPOLITAN PLACE CONDOMINIUM ASSOCIATION
AFFECTS UNIT 221 AND UNIT 204 AND PARKING SPACE 45**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for The Metropolitan Place Condominium Association (hereafter the "Association"), which Declaration was recorded as Document No. 99214670 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 3, Section 3.04 and Article 4, Section 4.12 of the aforesaid Declaration and Section 17 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 Parking Space (limited common element) appurtenant to the Unit Ownership, subject to the prior written consent of the holder of a first mortgage upon the Unit Ownership, upon the recording 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 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

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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 the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act; and

WHEREAS, Parking Space 45 is a limited common element of Unit 221; and

WHEREAS, the Owner of Unit 221 and the Owner of Unit 204 desires to transfer Parking Space 45 from Unit 221 to Unit 204, 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 consented to by the holder of the first mortgage (if any) upon the Unit Ownership of the transferring Owner, 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 Article 3, Section 3.04 and Article 4, Section 4.12 of the Declaration and Section 17 and Section 26 of the Act.

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

1. Parking Space 45, as shown on Exhibit A to the Declaration, is hereby transferred from the Owner of Unit 221 in the Association to the Owner of Unit 204 in the Association, and thereupon the Owner of Unit 204 shall have their Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said Parking Space 45.


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

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CONSENT OF FIRST MORTGAGEE

The undersigned is the Owner of Unit 221 and states that there is no first mortgage upon the Unit Ownership consisting of Unit 221 including Parking Space 45 in the Metropolitan Place Condominium and the undivided interest in the Common Elements appurtenant thereto.


Howard J. Swibel

Executed this 24th day of June, 2023.

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OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of Parking Space 45 in the Metropolitan Place Condominium, there being no other Owners having any right to use the limited common elements affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration.

Transferor:

Howard J. Swibel
Howard J. Swibel, Unit No. 221

Transferee:

Jennie Labib
Jennie Labib, Unit No. 204

Richard Labib
Richard Labib, Unit No. 204

Executed this 24th day of June, 2023

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PRESIDENT'S SIGNATURE PAGE

I CAROL M. NEITHART, am the President of the Board of Directors of Metropolitan Place 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.

BY: 

President

EXECUTED this 22nd day of June, 2023.

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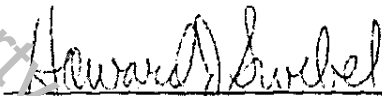
STATEMENT AS TO CHANGE IN PROPORTIONATE SHARE IN COMMON ELEMENTS

The undersigned are all of the Unit Owners who are parties to the transfer of Parking Space 45 in the Metropolitan Place Condominium and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. 221 No Change in Proportionate Share of Common Elements


Unit No. 204 No Change in Proportionate Share of Common Elements

Transferor:


Howard J. Swibel, Unit No. 221

Transferee:


Jennie Labib, Unit No. 204


Richard Labib, Unit No. 204

Executed this 24th day of June, 2023.

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CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of the Parking Space 135 in the Metropolitan Place Condominium and hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Directors of Metropolitan Place Condominium.

Transferor

Howard J. Swibel
Howard J. Swibel, Unit No. 221

Transferee:

Jennie Labib
Jennie Labib, Unit No. 204

Richard Labib
Richard Labib, Unit No. 204

Executed this 24th day of June, 2023

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EXHIBIT "A" LEGAL DESCRIPTION

UNITS 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 10B, 10D, 10H, 10I, 10J, 10K, 10P, 10S, 10T

AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

PARTS OF BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NO. 99214670, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 130 South Canal Street
Chicago, Illinois 60605

Permanent Index Number: 17-16-108-033-1001
through and including: 17-16-108-033-1212

UNOFFICIAL COPY**AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES****REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013**

Howard J. Swibel, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Limited Common Element Parking Space Transfer Amendment to the Declaration of Condominium
For The Metropolitan Place Condominium Association
(print document types on the above line)
which were originally executed by the following parties whose names are listed below:

Howard J. Swibel
(print name(s) of executor/grantor)

Jennip Labib and Richard Labib
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Transfer (Grantor) and Attorney
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Howard J. Swibel
Affiant's Signature Above

June 30, 2023

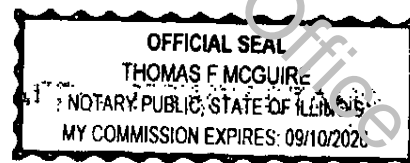
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBMITTED AND SWORN TO BEFORE

JUNE 30, 2023

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.