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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2023 02:43 PM PG: 1 OF 9

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

**Philip and Deborah Halpern
600 N Lake Shore Drive #2605
Chicago, IL 60611**

**LIMITED COMMON ELEMENT PARKING SPACE TRANSFER AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
600 NORTH LAKE SHORE DRIVE CONDOMINIUM
AFFECTS UNIT 2605 AND UNIT 1605 AND
MOTORCYCLE PARKING SPACE MC-301**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership (hereafter the "Declaration") for 600 North Lake Shore Drive Condominium (hereafter the "Association"), which Declaration was recorded on October 2, 2007, as Document No. 0727515047 in the Office of the Recorder of Deeds of Cook County, Illinois, and as amended from time to time, 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 Paragraph 4(c)(iii) and (vi) of the aforesaid Declaration and Section 17 and Section 26 of the Illinois Condominium Property Act (the "Act"). Paragraph 4(c)(iii) and (vi) of 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 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, Motorcycle Parking Space MC-301 is a limited common element of Unit 2605; and

WHEREAS, the Owner of Unit 2605 and the Owner of Unit 1605 desire to transfer Motorcycle Parking Space MC-301 from Unit 2605 to Unit 1605, 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 Paragraph 4(c)(iii) and (iv) of the Declaration and Section 17 and Section 26 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership for 600 North Condominium is hereby amended in accordance with the text which follows:

1. Limited Common Element Parking Space MC-301, as shown on Exhibit D to the Declaration, is hereby transferred from the Owner of Unit 2605 in the Association to the Owner of Unit 1605 in the Association, and thereupon the Owner of Unit 1605 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 MC-301.

2. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

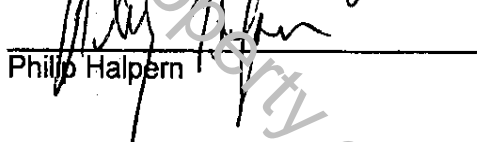
END OF TEXT OF AMENDMENT

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CONSENT OF FIRST MORTGAGEE

The undersigned are the Owners of Unit 2605 and state that there is no first mortgage upon the Unit Ownership consisting of Unit 2605 that includes Limited Common Element Motorcycle Parking Space MC-301 in the 600 North Lake Shore Drive Condominium and the undivided interest in the Common Elements appurtenant thereto.


Deborah C. Halpern


Philip Halpern

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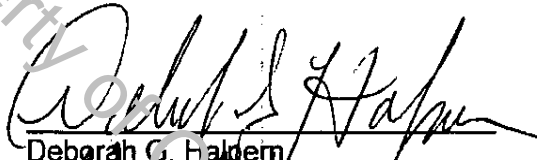
UNIT OWNER SIGNATURE PAGE

The undersigned are all of the Owners who are parties to the transfer of Limited Common Element Motorcycle Parking Space MC-301 in the 600 North Lake Shore Drive Condominium Association, 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.

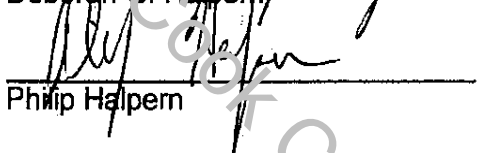
Executed this 8th day of August, 2023.

Unit No. 2605

Transferor:



 Deborah G. Halpern



 Philip Halpern

No. 1605

Transferee:



 Gary Gebenlian

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DocuSign Envelope ID: 7EEAAAD-71EB-4130-AE1A-0023D5444582

PRESIDENT'S SIGNATURE PAGE

I Sunil Mehra, am the President of the Board of Directors of 600 North Lake Shore Drive 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 16th day of August, 2023.

BY: 

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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 Motorcycle Parking Space MC-301 in the 600 North Condominium and hereby set forth any changes in the parties' proportionate shares in the common elements:


Unit No. 2605 NO CHANGE
(Amended) Proportionate Share of Common Elements

Unit No. 1605 NO CHANGE
(Amended) Proportionate Share of Common Elements

Unit No. 2605

Transferor:


Deborah G. Halpern


Philip Halpern

No. 1605

Transferee:


Gary Gebertan

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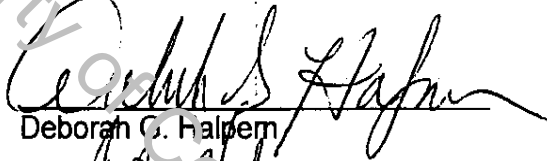
CERTIFICATE OF DELIVERY

The undersigned are all of the Owners who are parties to the transfer of Limited Common Element Motorcycle Parking Space MC-301 in the 600 North Lake Shore Drive 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 600 North Lake Shore Drive Condominium.

Executed this 16th day of August, 2023

Unit No. 2605

Transferor:



Deborah G. Halpern



Philip Halpern

No. 1605

Transferee:



Gary Gebenfan

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

UNITS 1001, 1002, 1003, 1004, 1005, 1101, 1103, 1104, 1105, 1201, 1202, 1203, 1204, 1205, 1301, 1302, 1303, 1304, 1305, 1401, 1402, 1403, 1404, 1405, 1501, 1502, 1503, 1504, 1505, 1601, 1602, 1603, 1604, 1605, 1701, 1702, 1703, 1704, 1705, 1801, 1802, 1803, 1804, 1805, 1901, 1902, 1903, 1904, 1905, 2001, 2002, 2003, 2004, 2005, 2101, 2102, 2103, 2104, 2105, 2201, 2202, 2203, 2204, 2205, 2301, 2302, 2303, 2304, 2305, 2401, 2402, 2403, 2404, 2405, 2501, 2502, 2503, 2504, 2505, 2601, 2602, 2603, 2604, 2605, 2701, 2702, 2703, 2704, 2705, 2801, 2802, 2803, 2804, 2805, 2901, 2902, 2903, 2904, 2905, 3001, 3002, 3003, 3004, 3005, 3101, 3102, 3103, 3104, 3105, 3201, 3202, 3203, 3204, 3205, 3301, 3302, 3303, 3304, 3305, 3401, 3402, 3403, 3404, 3405, 3501, 3502, 3503, 3504, 3505, 3601, 3602, 3603, 3604, 3605, 3701, 3702, 3703, 3704, 3705, 3801, 3802, 3803, 3804, 3805, 3901, 3902, 3903, 3904, 3905, 4001, 4002, 4003, 4004, 4005, A-1, A-2, 407, 412, 414, 415, 507, 512, 514, 515, 607, 612, 614, 615, 707, 712, 714, 715, 807, 812, 814, 815, 907, 912, 914, 915, 1007, 1008, 1009, 1010, 1011, 1107, 1108, 1109, 1110, 1111, 1112, 1207, 1208, 1209, 1210, 1211, 1212, 1307, 1308, 1309, 1310, 1311, 1312, 1407, 1408, 1409, 1410, 1411, 1412, 1507, 1508, 1509, 1510, 1511, 1512, 1607, 1608, 1609, 1610, 1611, 1612, 1707, 1708, 1709, 1710, 1711, 1712, 1807, 1808, 1809, 1810, 1811, 1812, 1907, 1908, 1909, 1910, 1911, 1912, 2007, 2008, 2009, 2010, 2011, 2012, 2207, 2208, 2209, 2110, 2211, 2212, 2207, 2208, 2209, 2210, 2211, 2212, 2307, 2308, 2309, 2310, 2311, 2312, 2407, 2408, 2409, 2410, 2411, 2412, 2507, 2508, 2509, 2510, 2511, 2512, 2607, 2608, 2609, 2610, 2611, 2612, 2707, 2708, 2709, 2710, 2711, 2712, 2807, 2808, 2809, 2810, 2811, 2812, 2907, 2908, 2909, 2910, 2911, 2912, 3007, 3008, 3009, 3010, 3011, 3012, 3107, 3108, 3109, 3110, 3111, 3112, 3207, 3208, 3209, 3210, 3211, 3212, 3307, 3308, 3209, 3310, 3311, 3312, 3407, 3408, 3409, 3410, 3411, 3412, 3507, 3508, 3509, 3510, 3511, 3512, 3607, 3608, 3609, 3610, 3611, 3612, 3707, 3708, 3709, 3710, 3711, 3712, 3807, 3808, 3809, 3810, 3811, 3812, 3907, 3908, 3909, 3910, 3911, 3912, 4007, 4008, 4009, 4010, 4011, 4012, 4107, 4108, 4109, 4110, 4111, 4112, 4207, 4208, 4209, 4210, 4211, 4212, 4307, 4308, 4309, 4310, 4311, 4312, 4407, 4408, 4409, 4410, 4411, 4412, 4507, 4508, 4509, 4510, 4511, 4512, 4607, 4608, 4609, 4610, 4611 and 4612 IN THE 600 NORTH LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

THAT PART OF LOTS 17 AND 28 (EXCEPT THAT PART OF LOT 28 TAKEN IN CONDEMNATION IN CASE 82L11163) IN BLOCK 31 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATES SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF
CONDOMINIUM RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER
0727515047, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 600 North Lake Shore Drive
Chicago, Illinois 60611

Permanent Index Number: 17-10-208-020-1001
through and including: 17-10-208-020-1402

Property of Cook County Clerk's Office