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**CORRECTIVE  
AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP FOR  
1339 N. DEARBORN  
CONDOMINIUM  
ASSOCIATION**



Doc# 2325622020 Fee \$65.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 11:01 AM PG: 1 OF 8

For Use By Recorder's Office Only

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for the 1339 N. Dearborn Condominium Association (hereafter the "Association"), which Declaration was recorded on March 6, 1980 as Document No. 25383595 on 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 Corrective Amendment is adopted pursuant to Section 27(b)(1) of the Illinois Condominium Property Act [765 ILCS 605/27(b)(1)] whereby the Board of Directors by a two-thirds (2/3) majority vote can amend the Declaration in order to correct an omission or error. Any amendment must be recorded.

### RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

WHEREAS, the Declaration provides that certain parking spaces shall be limited common elements of the Units to which they are assigned; and

WHEREAS, the Declaration contains errors as to which parking spaces are assigned to certain Units; and

WHEREAS, over time, the Owners of the Association have corrected the Developer's errors by transferring parking spaces among themselves; and

WHEREAS, Section 26 of the Act provides that the right to the exclusive use of a limited common element parking space may be transferred between Owners only by an amendment to the Declaration which provides that the transferee Unit be granted the exclusive right to use the parking space as a

This document prepared by and after recording to be returned to:

Michael G. Kreibich, Esq.  
Kovitz Shifrin Nesbit  
175 North Archer Avenue  
Mundelein, IL 60060 — (847) 537-0500

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DATE 9/13/23 COPIES 6x  
OK BY RHSTO

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limited common element; and

WHEREAS, the Board of Directors of the Association is desirous of properly transferring and assigning the right to the exclusive use of certain parking spaces, which have been previously transferred among Owners without amendment, in accordance with Section 26 of the Act, upon the terms and conditions contained herein; and

WHEREAS, Section 27(b)(1) of the Act allows the Board to correct an omission, error or inconsistency in the condominium instruments by a two-thirds vote of the Board; and

WHEREAS, this Amendment has been approved by two-thirds of the members of the Board of Directors.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Exhibit C of the Declaration is hereby deleted in its entirety and replaced with "Amended Exhibit C" attached hereto.**
2. **This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.**
3. **Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.**

APPROVED THIS 28<sup>th</sup> DAY OF November, 2023 BY THE BOARD OF DIRECTORS FOR 1339 N. DEARBORN CONDOMINIUM ASSOCIATION

Anthony Orlando

Patricia Estess

Alycia King

\_\_\_\_\_

Sandy Thomas

\_\_\_\_\_

Hill

\_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

#### 1339 N. Dearborn Condominium Association

ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AT 1339 N DEARBORN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25383595 IN COOK COUNTY, ILLINOIS.

Common Address: 1339 N. Dearborn Street  
Chicago, IL 60610

Permanent Index Number: 17-04-218-043-1001  
Through and including: 17-04-218-043-1135

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## EXHIBIT B

### AFFIDAVIT

STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

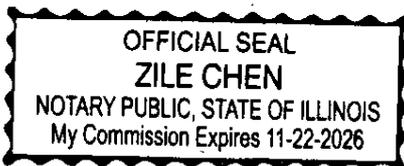
I, Sandy Thomas, state that I am the Secretary of the Board of Directors of the 1339 N. Dearborn Condominium Association, and that a copy of the foregoing Amendment was either delivered personally to each Unit Owner at the Association or was sent by regular U.S. Mail, postage prepaid, to each Unit Owner in the Association at the address of the unit or such other address as the Owner has provided to the Board of Directors for purposes of mailing notices. I further state that the Unit Owners did not file a petition with the Board, pursuant to the requirements of Section 27(b)(3) of the Illinois Condominium Property Act, objecting to the adoption of this Amendment.

Sandy Thomas

Secretary, Board of Directors for the  
 1339 N. Dearborn Condominium Association

Sworn to and subscribed before me this  
9 day of September, 2023

Zile Chen  
 Notary Public



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## AMENDED EXHIBIT C

Unit	Parking Space	Ownership %
2a	P2	1.1110%
2b		0.6468%
2c		0.6219%
2d	P12 & P21	1.1578%
2e		0.9951%
2f	P11	0.6826%
2g		0.6468%
2h	P32	1.1109%
3a		1.0407%
3b		0.6495%
3c		0.6302%
3d	P1	1.0939%
3e	P42	1.0833%
3f		0.6184%
3g		0.6495%
3h	P14	1.1152%
4a	P15	1.1192%
4b	P8	0.7268%
4c		0.6385%
4d	P31A	1.1040%
4e		1.0227%
4f		0.6288%
4g		0.6523%
4h		1.0448%
5a	P23	1.1235%
5b		0.6551%
5c		0.6454%
5d	P25 & P28	1.1889%
5e	P38	1.1110%
5f		0.6392%
5g		0.6551%
5h	P39	1.1234%
6a	P34	1.1276%
6b	P26	0.7322%

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Unit	Parking Space	Ownership %
6c		0.6523%
6d		1.0504%
6e		1.0504%
6f		0.6495%
6g	P31	0.7323%
6h		1.0531%
7a	P20	1.1317%
7b	P45	0.7351%
7c	P10	0.7322%
7d	P4	1.1318%
7e		1.0573%
7f		0.6565%
7g		0.6606%
7h	P7	1.1317%
8a		1.0614%
8b		0.6634%
8c	P19	0.7379%
8d	P22	1.1372%
8e		1.0628%
8f		0.6634%
8g		0.6634%
8h		1.0614%
9a	P35	1.1402%
9b		0.6662%
9c		0.6676%
9d		1.0684%
9e		1.0684%
9f		0.6676%
9g		0.6662%
9h	P24	1.1401%
10a	P18	1.1443%
10b		0.6690%
10c		0.6718%
10d		1.0740%
10e	P9	1.1484%
10f		0.6718%
10g		0.6690%
10h	P29	1.1443%

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Unit	Parking Space	Ownership %
11a	P33	1.1484%
11b	P37	0.7463%
11c		0.6759%
11d	P36	1.1539%
11e		1.0795%
11f	P5	0.7504%
11g		0.6718%
11h	P6	1.1484%
12a		1.0781%
12b	P41	0.7490%
12c		0.6800%
12d	P40	1.1594%
12e	P17	1.1595%
12f		0.6800%
12g		0.6745%
12h	P13	1.1525%
14a		1.0822%
14b		0.6773%
14c		0.6842%
14d	P44	1.1649%
14e		1.0905%
14f	P30	0.7586%
14g		0.6773%
14h		1.0822%
15a		1.0864%
15b		0.6780%
15c		0.6883%
15d		1.0961%
15e	P27	1.1705%
15F		0.6883%
15g		0.6780%
15h	P3	1.1608%
16a	P43	1.1649%
16b	P16	0.7572%
16c		0.6925%
16d		1.1016%
16e		1.1016%
16f		0.6925%

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Unit	Parking Space	Ownership %
16g		0.6828%
16h		1.0905%
<b>TOTAL</b>		<b>100.00%</b>

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RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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