

UNOFFICIAL COPY



Doc# 2412907045 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$150.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/8/2024 4:02 PM

PAGE: 1 OF 6

THIS DOCUMENT HAS BEEN

PREPARED BY, AND AFTER

RECORDING SHOULD BE

RETURNED TO:

Swanson & Desai, LLC

Attn: KC Swanson

2314 W North Avenue, Unit C1-W

Chicago, Illinois 60617

**LIMITED COMMON ELEMENT STORAGE CAGE S16Q
TRANSFER AMENDMENT
TO THE
THE DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
METROPOLITAN TOWER CONDOMINIUM**

This document is recorded for the purpose of amending the Declaration of Condominium Ownership And Of Easements, Restrictions And Covenants and By-Laws (hereafter the "Declaration") for Metropolitan Tower Condominium (hereafter the "Association"), which Declaration was recorded as Document No. 0735103078 on December 17, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "1", which is attached hereto and made a part thereof.

This Amendment is adopted pursuant to the provisions of Section 26 of the Illinois Condominium Property Act (the "Act"). An Owner of a Unit may assign, to another Owner of a Unit, a 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 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

RECORDING FEE

DATE 5/08/2024 COPIES 4x

OK BY

238.⁰⁰
OK BY [Signature]

UNOFFICIAL COPY

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

WHEREAS, the Owners of Unit 1404 in the Association are also the Owners of the Exclusive Right to Use of Storage Cage S16Q as a Limited Common Element (hereinafter "Storage Cage S16Q"); and

WHEREAS, the Owners of Unit 1404 desire to transfer and the Owners of Unit 2104 desire to receive Storage Cage S16Q, and to amend the Declaration to reflect this transaction; 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 selling Owner (there being no holder of a first mortgage upon the Unit Ownership of the selling Owner), and contains a statement from the parties involved in the transfer which sets forth the changes (if any) in the parties ownership of the limited common elements, and a copy of the amendment has been delivered to the Board of Managers of the Association, all in compliance with Section 26 of the Act.

NOW THEREFORE, the Declaration of Condominium Ownership And Of Easements, Restrictions And Covenants and By-Laws for Metropolitan Tower Condominium is hereby amended in accordance with the text which follows:

1. Storage Cage S16Q is hereby transferred from the Owners of Unit 1404 in the Association to the Owners of Unit 2104 in the Association, and thereupon the Owners of Unit 2104 shall have their Unit Ownership include as a right and benefit appurtenant thereto, a grant of a perpetual and exclusive use of said Storage Cage S16Q.
2. As the result of the foregoing, Storage Cage S16Q is allocated to the Units as set forth in Exhibit "2" which is attached hereto and made a part hereof.
3. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

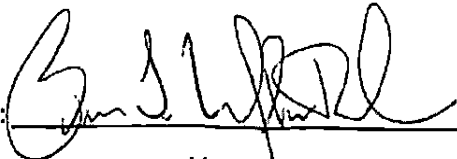
END OF TEXT OF AMENDMENT

UNOFFICIAL COPY

PRESIDENT SIGNATURE PAGE

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Debra L. Warner, am the president of the Board of Managers of Metropolitan Tower Condominium Association, and pursuant to Section 17 of the Illinois Condominium Property Act, and by my signature below do hereby execute the foregoing amendment to the Declaration.

BY: 
President

DATED: 9/20/2018

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SELLING UNIT OWNERS' SIGNATURE PAGE

The undersigned are the transferring Owners to the transfer of Storage Cage S16Q in the Metropolitan Tower Condominium, there being no other Owner having any right to use the limited common element affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration. Together with the Receiving Unit Owners' signature page, attached hereto, all of the owners who are party to the transfer of Storage Cage S16Q have executed and approved this transfer.

Executed this 7th day of September, 2018

Valerie Paulson

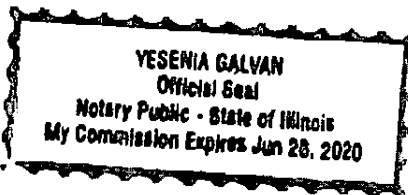
Valerie Paulson Unit 1404

STATE OF Illinois

COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that Valerie Paulson, personally known to me to be the same persons whose names are 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.

Given under my hand and official seal, this 7 day of Sept., 2018



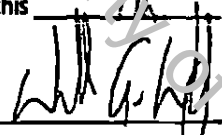
Yesenia Galvan
Notary Public

UNOFFICIAL COPY

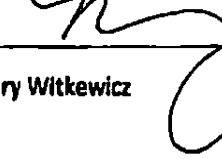
RECEIVING UNIT OWNERS' SIGNATURE PAGE

The undersigned are the Receiving Owners to the transfer of Storage Cage 16Q in the Metropolitan Tower Condominium, there being no other Owner (other than the current transferring Owner) having any right to use the limited common element affected, and by our signatures below do hereby execute and approve the foregoing amendment to the Declaration. Together with the Transferring Unit Owners' signature page, attached hereto, all of the owners who are party to the transfer of Storage Cage 16Q have executed and approved this transfer.

Executed this 21st day of September, 2018



William Witkewicz 2104



Mary Witkewicz 2104

STATE OF Ct

155 Madison
COUNTY OF New Haven

I, the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that William & Mary Witkewicz, husband and wife, personally known to me to be the same persons whose name are 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.

Given under my hand and official seal, this 7 day of Sept, 2018



Notary Public



HOLLY HAWTIN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 01-31-2023

UNOFFICIAL COPY

EXHIBIT A **LEGAL DESCRIPTION**

PARCEL 1:

METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 AND AS AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

COMMON ADDRESS: 310 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60604
PINS: 17-15-107-077-1001 THROUGH 17-15-107-077-1482