

UNOFFICIAL COPY



2413410028

Doc# 2413410028 Fee \$88.00

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

BLANKET FEE:\$150.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/13/2024 3:52 PM

PAGE: 1 OF 7

AMENDMENT TO THE AMENDED
AND RESTATED DECLARATION
OF CONDOMINIUM OWNERSHIP
FOR THE TOWERS CONDOMINIUM
ASSOCIATION

TRANSFER OF LIMITED COMMON
ELEMENT PARKING SPACE 39
FROM UNIT PH-8S TO UNIT 801N

AMENDMENT AFFECTS
PERCENTAGE OF OWNERSHIP
INTERESTS

This Amendment to the Amended and Restated Declaration of Condominium Ownership for The Towers Condominium Association:

WITNESSETH:

WHEREAS, the real estate described on Exhibit A hereto and commonly known as 1221 North Dearborn Street, Chicago, Illinois, was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to a Declaration of Condominium Ownership which was recorded in the office of the Recorder of Deeds of Cook County, Illinois on September 26, 1979 as Document Number 25169127, and thereafter amended by the 2023 Amended and Restated Declaration of Condominium Ownership for the Towers Condominium which was recorded with the Cook County Clerk on February 14, 2023 as Document Number 2304557011 (as amended from time to time, the "Declaration").

WHEREAS, the owner of Unit PH-8S in the Towers Condominium Association (the "Association") is Joe Locascio, deceased (the "Unit PH-8S Owner");

WHEREAS, limited common element Parking Space 39 has heretofore been assigned to Unit PH-8S as a limited common element appurtenant to Unit PH-8S;

WHEREAS, the owner of Unit 801N in the Association is Stevan Malesevic (the "Unit 801N Owner");

RECORDING FEE 238.00
DATE 5/13/2024 COPIES 4x
DEBT to Job

This instrument was prepared by and
after recording return to:

Elizabeth A. Thompson
Saul Ewing LLP
161 N. Clark Street - Suite 4200
Chicago, Illinois 60601
5222711.1

Common Address:

1221 North Dearborn Street
Chicago, Illinois 60610

PINs: 17-04-224-047-1001

through 17-04-224-047-1271

UNOFFICIAL COPY

WHEREAS, Section 8(c) of the Declaration provides that a Parking Space may be transferred from one Unit to another Unit by recording an appropriate document evidencing the transfer as provided under the Act;

WHEREAS, Section 8(c) of the Declaration further provides that upon the transfer of a Parking Space from one Unit to another Unit, the percentage of ownership interest of the transferor Unit shall be reduced by the percentage assigned to the Parking Space in Exhibit B to the Declaration, and the percentage of ownership interest of the transferee Unit shall be increased by such percentage;

WHEREAS, Section 26 of the Act provides that a Parking Space or other limited common element may be transferred from one Unit to another Unit by an amendment to the Declaration executed by all unit owners who are parties to the transfer and containing a certificate showing that a copy of the amendment has been delivered to the condominium's board of managers;

WHEREAS, Exhibit B to the Declaration (as heretofore amended) assigns a percentage ownership interest in the Common Elements of .0376% to Parking Space 39;

WHEREAS, Exhibit B to the Declaration (as heretofore amended) assigns a percentage ownership interest of .5815% to Unit PH-8S, of which .0376% is attributable to Parking Space 39;

WHEREAS, Exhibit B to the Declaration (as heretofore amended) assigns a percentage ownership interest of .431% to Unit 801N;

WHEREAS, the Unit PH-8S Owner desires to transfer, and the Unit 801N Owner desires to accept transfer of, Parking Space 39;

WHEREAS, this Amendment has been executed by the Independent Executor of the Estate of the Unit PH-8N Owner, acting pursuant to authority of Letters of Office, and accepted by the Unit 801N Owner, and there being no other Unit Owners having any right to use Parking Space 39; and

WHEREAS, this Amendment contains a statement which sets forth the changes in the proportionate shares of the Common Elements assigned to Unit PH-8S and Unit 801N, and a copy of this amendment has been delivered to the board of managers of The Towers Condominium Association, all in compliance with Section 8(c) of the Declaration and Section 26 of the Act.

NOW, THEREFORE, the Amended and Restated Declaration of Condominium Ownership for The Towers Condominium Association is hereby amended as follows:

1. The Unit PH-8S Owner hereby assigns and transfers Parking Space 39 to Unit 801N, and the Unit 801N Owner hereby accepts such assignment.
2. Exhibit B to the Declaration is hereby further amended to reflect the assignment of Parking Space 39 as follows:

UNOFFICIAL COPY

Unit Number	Associated Parking Space Number	Percentage of Ownership Total	Portion of Percentage Ownership Attributable to Parking
PH-8S	51, 63, 71	.5439	.0308 (51), .0308 (63), .0308 (71)
801N	39	.4686	.0376

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

IN WITNESS WHEREOF the undersigned have executed this instrument this 1st day of May, 2024.

THE TOWERS CONDOMINIUM ASSOCIATION

By: 

Carolyn Williams
Its President

CONSENTED AND AGREED TO:

Unit PH-8S Owner:



Lainie Mercurio, as Independent Executor of the
Estate of Joseph Locascio

Unit 801N Owner:

Stevan Malesevic

UNOFFICIAL COPY

Unit Number	Associated Parking Space Number	Percentage of Ownership Total	Portion of Percentage Ownership Attributable to Parking
PH-8S	51, 63, 71	.5439	.0308 (51), .0308 (63), .0308 (71)
801N	39	.4686	.0376

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

IN WITNESS WHEREOF the undersigned have executed this instrument this 6 day of MAY, 2024.

THE TOWERS CONDOMINIUM ASSOCIATION

By: _____

Carolyn Williams
Its President

CONSENTED AND AGREED TO:

Unit PH-8S Owner:

Lainie Mercurio, as Independent Executor of the
Estate of Joseph Locascio

Unit 801N Owner:



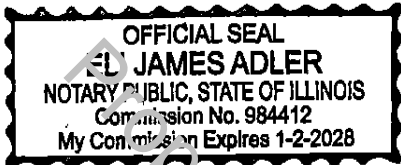
Stevan Malesevic

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Eli James Adler, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carolyn Williams, President of The Towers Condominium Association, personally appeared before me and signed the foregoing Amendment to Declaration as such officer on behalf of The Towers Condominium Association, as her free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal as such Notary Public on May 7th, 2024.



Eli James Adler
Notary Public

Commission Expires: 01-02-28

STATE OF ILLINOIS)
) ss.
COUNTY OF MCHEARNY)

I, ANDREW DUBIK, a Notary Public in and for said County and State, do hereby certify that Lainie Mercurio, as Independent Executor of the Estate of Joseph Locascio appeared before me this day in person and acknowledged that she signed and delivered the above and foregoing Amendment to Declaration as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of APRIL, 2024.



Andrew Dubik
Notary Public

Commission Expires: 10/16/25

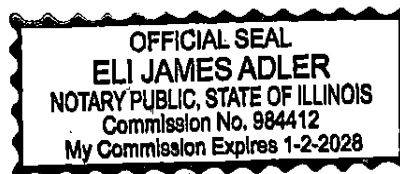
STATE OF IL)
) ss.
COUNTY OF COOK)

I, Eli James Adler, a Notary Public in and for said County and State, do hereby certify that Stevan Malesevic appeared before me this day in person and acknowledged that he signed and delivered the above and foregoing Amendment to Declaration as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of May, 2024.

Eli James Adler
Notary Public

Commission Expires:



UNOFFICIAL COPY

EXHIBIT A

THE TOWERS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1: THE SOUTHWEST $\frac{1}{4}$ OF LOT 2 (EXCEPT THAT PART THEREOF, TAKEN OR USED FOR ALLEY), IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 2 AND 3 (EXCEPT THAT PART OF SAID LOTS, TAKEN OR USED FOR ALLEY), IN THE SUBDIVISION OF LOT 1, IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 5 IN THE SUBDIVISION OF THE WEST $\frac{1}{2}$ OF LOTS 4, 5, AND 6 IN THE SUBDIVISION OF LOT 1 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 26, 1979 AS DOCUMENT NUMBER 25169127.

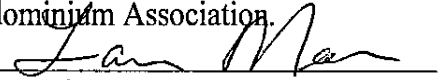
Commonly Known as: 1221 North Dearborn Parkway
Chicago, Illinois 60610

PINS: 17-04-224-047-1001 through 17-04-224-047-1271

UNOFFICIAL COPY

CERTIFICATE

The undersigned hereby certifies that a copy of the above and foregoing Amendment has been delivered to the board of managers of The Towers Condominium Association.


Lainie Mercurio

Dated: 4-30 - , 2024

Property of Cook County Clerk's Office