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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/10/2024 9:35 AM
PAGE: 1 OF 10

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

TRANSFER OF LIMITED COMMON
ELEMENT PARKING SPACE 51
FROM UNIT PH-8S TO UNIT 407S

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 51 has heretofore been assigned to Unit PH-8S as a limited common element appurtenant to Unit PH-8S;

WHEREAS, the owner of Unit 407S in the Association is Rori G. Speck (the "Unit 407S Owner");

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
52374879.1

Common Address:

1221 North Dearborn Street
Chicago, Illinois 60610

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

RECORDING FEE \$238-
DATE 6-10-24 COPIES 4x
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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 .0308% to Parking Space 51;

WHEREAS, Exhibit B to the Declaration (as heretofore amended) assigns a percentage ownership interest of .5131% to Unit PH-8S, of which .0308% is attributable to Parking Space 51;

WHEREAS, Exhibit B to the Declaration (as heretofore amended) assigns a percentage ownership interest of .4002% to Unit 407S;

WHEREAS, the Unit PH-8S Owner desires to transfer, and the Unit 407S Owner desires to accept transfer of, Parking Space 51;

WHEREAS, this Amendment has been executed by the Independent Executor of the Estate of the Unit PH-8S Owner, acting pursuant to authority of Letters of Office, and accepted by the Unit 407S Owner, and there being no other Unit Owners having any right to use Parking Space 51; 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 407S, 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 51 to Unit 407S, and the Unit 407S Owner hereby accepts such assignment.
2. Exhibit B to the Declaration is hereby further amended to reflect the assignment of Parking Space 51 as follows:

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Unit Number	Associated Parking Space Number	Percentage of Ownership Total	Portion of Percentage Ownership Attributable to Parking
PH-8S	63	.4823	.0308
407S	51	.4310	.0308

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 4 day of June, 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 407S Owner:

Rori G. Speck

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Unit Number	Associated Parking Space Number	Percentage of Ownership Total	Portion of Percentage Ownership Attributable to Parking
PH-8S	63	.4823	.0308
407S	51	.4310	.0308

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 31 day of May, 2024.

THE TOWERS CONDOMINIUM ASSOCIATION

By: _____
Carolyn Williams
Its President

CONSENTED AND AGREED TO:

Unit PH-8S Owner:

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

Unit 407S Owner:

Rori G. Speck

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Unit Number	Associated Parking Space Number	Percentage of Ownership Total	Portion of Percentage Ownership Attributable to Parking
PH-8S	63	.4823	.0308
407S	51	.4310	.0308

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 ___ day of _____, 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 407S Owner:



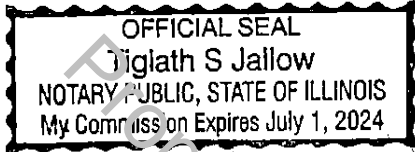
 Rori G. Speck

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Tiglath S Jallow, 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 June 4, 2024.



[Signature]
Notary Public

Commission Expires: 07/01/2024

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, 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 _____ day of _____, 2024.

Notary Public

Commission Expires:

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that Rori G. Speck 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 _____ day of _____, 2024.

Notary Public

Commission Expires:

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, _____, 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 _____, 2024.

Notary Public

Commission Expires:

STATE OF ILLINOIS)
) ss.
COUNTY OF MCHEURY)

I, ANDREW DUZIK, 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 31 day of MAY, 2024.



Andrew Duzik
Notary Public

Commission Expires: 10/16/25

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that Rori G. Speck 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 _____ day of _____, 2024.

Notary Public

Commission Expires:

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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.

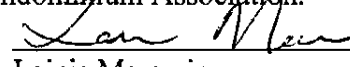
Commonly Known as: 1221 North Dearborn Parkway
Chicago, Illinois 60610

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

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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: 5-31, 2024

Property of Cook County Clerk's Office