



Doc# 2434607005 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
BLANKET FEE:\$150.00

MONICA GORDON

COOK COUNTY CLERK'S OFFICE

DATE: 12/11/2024 10:40 AM

PAGE: 1 OF 10

**THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDING RETURN TO:**

**Kovitz Shifrin Nesbit
640 North LaSalle Drive
Suite 495
Chicago, Illinois 60654
Attn: David M. Bendoff**

**UNIT COMBINATION
AMENDMENT TO
THE DECLARATION OF CONDOMINIUM
FOR
PARK TOWER CONDOMINIUM ASSOCIATION
COMBINING UNIT 3810 AND UNIT 3811**

This document is recorded for the purpose of amending the Declaration of Condominium (hereafter the "Declaration") for Park Tower Condominium Association (hereafter the "Association"), which Declaration was recorded as Document No. 24874698 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 31 of the Illinois Condominium Property Act (the "Act"). Section 31 of the Act provides that the owner or owners may, at their own expense, subdivide or combine units and locate or relocate common elements affected or required thereby, in accordance with the provisions of the condominium instruments and the requirements of the Act, and provides further that the owner or owners shall make written application to the Board of Directors, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new units of the percentage interest in the common elements, and setting forth whether the limited common elements, if any, previously assigned to the unit to be subdivided should be assigned to each new unit or to fewer than all of the new units created and requesting, if desired in the event of a combination of any units, that the new unit be granted the exclusive right to use as a limited common element, a portion of the common elements within the building adjacent to the new unit. If the

transaction is approved by a majority of the Board of Directors, it shall be effective upon (1) recording of this amendment to the condominium instruments in accordance with the provisions of Sections 5 and 6 of the Act, and (2) execution by the owners of the units involved.

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, James R. Cundiff and Dale F. Woods, as Co-Trustees of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017 is the Owner of Unit 3810 and Unit 3811 in the Association and desires to combine said units into a single unit to be described as Unit 3810-3811, and to amend the Declaration to reflect the transaction; and

WHEREAS, James R. Cundiff and Dale F. Woods, as Co-Trustees of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017 have made written application to the Board of Directors of the Association, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new unit of the percentage interest in the common elements attributable to Unit 3810 and Unit 3811; and

WHEREAS, the transaction has been approved by a majority of the Board of Directors of the Association at a meeting held on October 14, 2024; and

WHEREAS, this Amendment to the Declaration has been executed by the President of the Association, and by the Owner of the Units involved in this matter, all in compliance with Section 17 and Section 31 of the Act.

NOW THEREFORE, Paragraph 3 of the Declaration of Condominium (hereafter the "Declaration") for Park Tower Condominium Association is hereby amended by adding the following in accordance with the text which follows:

"(a) Unit 3810 and Unit 3811 Unit Combination. Unit 3810 having permanent index number 14-08-203-017-1487 and Unit 3811 having permanent index number 14-08-203-017-1486 are hereby combined into a single unit and shall be described as Unit 3810-3811.

(b) Plat Amendment. Page 40(A) is added to the Plat of Survey (Exhibit "D" to the Declaration), and revises Page 40 of the Plat of Survey with respect to Unit 3810 and Unit 3811, to reflect the combination of Unit 3810 and Unit 3811, and is attached hereto as Exhibit "2".

(c) Percentage of Ownership Reallocation. Unit 3810-3811 shall be allocated .281925 percentage of ownership in the common elements, and Exhibit "B" to the Declaration is

hereby amended to reflect the combined percentage of ownership allocated to Unit 3810-3811.

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

PRESIDENT'S SIGNATURE PAGE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

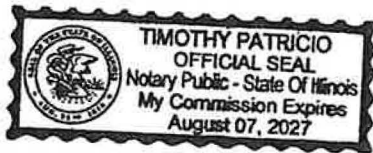
I, Michael Parrie, am the President of the Board of Directors of Park Tower Condominium, and by my signature below do hereby execute the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects of the transaction involving the combination of Unit 3810 and Unit 3811, including the reallocation or adjustment of the common interest, which transaction has been approved by a majority of the Board of Directors.

Michael Parrie
President

EXECUTED this 14th day of Oct, 2024.

This instrument was acknowledged before me on October 14, 2024 by Michael Parrie as President of the Park Tower Condominium Association.

[Handwritten Signature]
Notary Public Signature



CERTIFICATION OF SECRETARY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

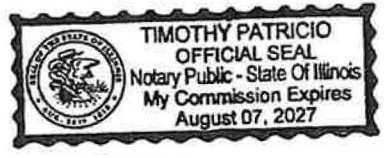
I, Sheldon Atovsky being first duly sworn on oath, depose and state that I am the Secretary of the Board of Directors of Park Tower Condominium Association and am the keeper of the books and records of said condominium.

I further state that the foregoing amendment to the Declaration was approved by a majority of the members of the Board of Directors of said condominium, pursuant to Section 31 of the Illinois Condominium Property Act, at a meeting of the Board of Directors duly noticed and convened and held for that purpose on October 14, 2024 at which a quorum was present throughout, and such approval has not been altered, modified, or rescinded in any manner but remains in full force and effect.

Sheldon Atovsky
Secretary of the Park Tower
Condominium Association

This instrument was acknowledged before me on October 14, 2024 by Sheldon Atovsky as Secretary of the Park Tower Condominium Association.

Tim CP
Notary Public



UNIT OWNER EXECUTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, James R. Cundiff and Dale F. Woods, as Co-Trustees of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017, (collectively) the Owner of Unit 3810 and Unit 3811 in Park Tower Condominium, being all of the units involved in the transaction, by their signature below do hereby execute and approve the foregoing amendment to the Declaration with respect to the combination of Unit 3810 and Unit 3811.

James R. Cundiff
James R. Cundiff, as Co-Trustee of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017

~~Dale F. Woods, as Co-Trustee of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017~~

ST

Executed this 23rd day of October, 2024.

This instrument was acknowledged before me on October 23, 2024 by James R. Cundiff and Dale F. Woods, as Co-Trustees of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017.

Scott Jamal Turton
Notary Public Signature



California
STATE OF ILLINOIS ^W
Riverside ^{SS}
COUNTY OF COOK ^W)

UNIT OWNER EXECUTION

The undersigned, James R. Cundiff and Dale F. Woods, as Co-Trustees of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017, (collectively) the Owner of Unit 3810 and Unit 3811 in Park Tower Condominium, being all of the units involved in the transaction, by their signature below do hereby execute and approve the foregoing amendment to the Declaration with respect to the combination of Unit 3810 and Unit 3811.

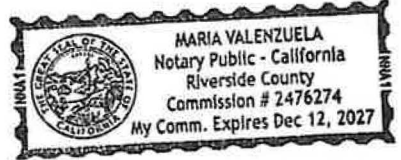
~~_____ ^W~~
James R. Cundiff, as Co-Trustee of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017

Dale F. Woods
Dale F. Woods, as Co-Trustee of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017

Executed this 20th day of OCT, 2024.

This instrument was acknowledged before me on OCT 28th, 2024 by ~~James R. Cundiff and Dale F. Woods~~, as Co-Trustees of the James R. Cundiff and Dale F. Woods Trust dated November 17, 2017.

Maria V.
Notary Public Signature



PLEASE SEE
NOTARIAL
CERTIFICATE
ATTACHED

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

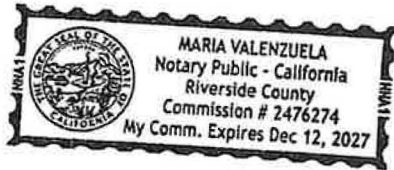
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On October 29th, 2024 before me, Maria Valenzuela, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Dale F. Woods
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria V.
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

EXHIBIT "1"
LEGAL DESCRIPTION

Units 301 to 312, 314 and 315, 401 to 412, 414 and 415, 501 to 512, 514 and 515, 601 to 612, 614 and 615, 701 to 712, 714 and 715, 801 to 812, 814 and 815, 901 to 912, 914 and 915, 1001 to 1012, 1014 and 1015, 1101 to 1112, 1114 and 1115, 1201 to 1212, 1214 and 1215, 1401 to 1412, 1414 and 1415, 1501 to 1512, 1514 and 1515, 1601 to 1612, 1614 and 1615, 1701 to 1712, 1714 and 1715, 1801 to 1812, 1814 and 1815, 1901 to 1912, 1914 and 1915, 2101 to 2112, 2114 and 2115, 2201 to 2212, 2214 and 2215, 2301 to 2312, 2314 and 2315, 2401 to 2412, 2414 and 2415, 2501 to 2512, 2514 and 2515, 2601 to 2612, 2614 and 2615, 2701 to 2712, 2714 and 2715, 2801 to 2812, 2814 and 2815, 2901 to 2812, 2914 and 2815, 3001 to 3012, 3014 and 3015, 3101 to 3112, 3114 and 3115, 3201 to 3212, 3214 and 3215, 3301 to 3312, 3314 and 3315, 3401 to 3412, 3414 and 3415, 3501 to 3512, 3514 and 3515, 3601 to 3612, 3614 and 3615, 3701 to 3712, 3714 and 3715, 3801 to 3812, 3814 and 3815, 3901 to 3912, 3914 and 3915, 4001 to 4012, 4014 and 4015, 4101 to 4112, 4114 and 4115, 4201 to 4212, 4214 and 4215, 4301 to 4312, 4314 and 4315, 4401 to 4412, 4414 and 4415, 4501 to 4512, 4514 and 4515, 4601 to 4612, 4614 and 4615, 4701 to 4712, 4714 and 4715, 4801 to 4812, 4814 and 4815, 4901 to 4912, 4914 and 4915, 5001 to 5012, 5014 and 5015, 5101 to 5112, 5114 and 5115, 5201 to 5212, 5214 and 5215, 5301 to 5312, 5314 and 5315, 5401 to 5412, 5414 and 5415, 5501 to 5512, 5514 and 5515, and 1-C to 16-C and 20-C, as delineated on Plat of Survey of the following described parcel of real estate:

That part of the East fractional half of the Northeast $\frac{1}{4}$ of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, lying West of the West boundary line of Lincoln Park, as established by decree entered July 6, 1908 in Case 285574 Circuit Court as shown on Plat recorded July 9, 1908 as Document Number 4229498 and South of a line that is drawn at right angles to the East line of Sheridan Road, through a point in said east line that is 1,090 feet South of the North line of said East fractional half of the Northeast $\frac{1}{4}$ and North of the following described line: Beginning at a point in said East line of Sheridan Road, that is 1,406.50 feet South of the said North line of the East fractional half of the Northeast $\frac{1}{4}$; thence East at right angles to the said East line 208.08 feet; thence North at right angles to the last course, 60 feet; thence East at right angles to the last course, 88.01 feet to the said West boundary of Lincoln Park (except the West 47 feet of said East fractional half of the Northeast $\frac{1}{4}$ condemned as part of Sheridan Road) all of the above situated in Cook County, Illinois which Plat of Survey is attached as Exhibit D to Declaration of Condominium made by American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated August 17, 1971 and known as Trust Number 27802 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24874698.

Commonly Known As: 5415 N. Sheridan Road
Chicago, Illinois 60640

Permanent Index Number: 14-08-203-017-1001
through and including: 14-08-203-017-1744

EXHIBIT "2"

**NEW PAGE 40(A) TO
EXHIBIT D TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
LINCOLN PARK TOWER CONDOMINIUM ASSOCIATION**

PLAT OF SURVEY

(ATTACHED)

Prepared by & Return to:
Eric Shifrin/Assistant
Surveyor
Greemley & Biedermann, Inc.
Chicago, IL 60654

LEGAL DESCRIPTION: ALL UNITS TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK TOWER CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST, COUNTY OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24874698.
Address: 5415 N. Sheridan Road, Chicago, Illinois 60640
PHS: 14-08-209-037-3001 through 14-08-209-037-3744

Doc# 2024-32274-001
PLS# 2024-32274-001
DATE: 12/11/2024
COOK COUNTY
PAGE: 1 OF 10

GREMLEY & BIEDERMANN
A DIVISION OF
PLCS Corporation
PROFESSIONAL LAND SURVEYORS
4505 NORTH ESTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

PARK TOWER CONDOMINIUM

Elevations shown hereon are in reference to benchmark as described on page one.
Horizontal planes shown hereon are measured from top of finished floor to bottom of finished ceiling.
Vertical planes shown hereon are measured to interior face of finished perimeter walls.

The feature you have selected requires an additional Option or License to be purchased. Please contact your Dealer.

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38TH. FLOOR

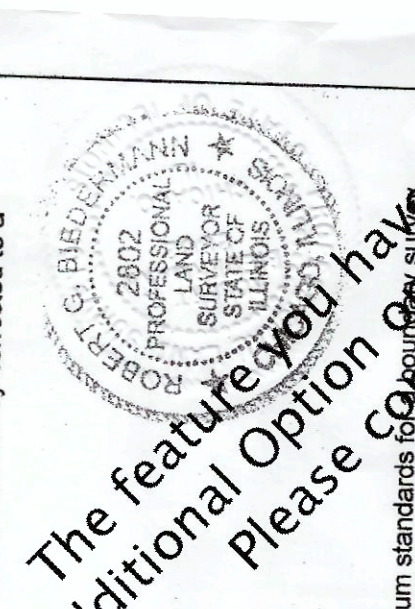
Page 40 (A) of Plat of Survey

ORDER NO: 2024-32274-001
DATE: AUGUST 22, 2024
SCALE: 1" = 10' FEET
CHECKED: [Signature]
PLCS Corporation
4505 NORTH ESTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

SURVEY NOTES:
Note R & M denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building and at once report any differences BEFORE damage is done.
For easements, building lines and other restrictions not shown on survey plat refer to your abstract and contract, title policy and local building line regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Monumentation or witness points were not set at the client's request.
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024. All Rights Reserved.

State of Illinois
County of Cook/Kiss
We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described land and the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.
Field measurements completed on August 22, 2024.

Signed on October 4, 2024.
By: [Signature]
Professional Illinois Land Surveyor No. 2802
My license expires November 30, 2024
This professional service conforms to the current Illinois minimum standards for professional surveyors.



The feature you have selected requires an additional Option or License to be purchased. Please contact your Dealer.

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