

**THIS INSTRUMENT PREPARED  
BY AND RETURN TO:**

**Brendan R. Appel  
North Shore Property Law, LLC  
191 Waukegan Rd Ste 360  
Northfield, IL 60093**



Image# 062674090015 Type: DEC  
Recorded: 10/07/2022 at 12:32:26 PM  
Receipt#: 2022-0068870  
Page 1 of 15  
Fees: \$72.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File **7937505**

**TWENTIETH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND  
OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR LINCOLNSHIRE PLACE  
CONDOMINIUMS**

THIS TWENTIETH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS FOR LINCOLNSHIRE PLACE CONDOMINIUMS ("TWENTIETH AMENDMENT"), made and entered into this    day of September, 2022 between Jack Pinto and Louise Pinto ("Grantors") and Lewis Paul Amsel and Irma R. Amsel Revocable Trust dated 12/13/2013 ("Grantees").

**WITNESSETH:**

WHEREAS, on October 7, 2008, Declarant executed a Declaration of Condominium Ownership for the Lincolnshire Place Condominiums (the "Declaration"), which was recorded in the Office of the Recorder of Deeds of Lake County, Illinois on October 15, 2008, as Document Number 6400887, amended by the First Amendment recorded on December 1, 2008 as Document Number 6414013, amended by the Second Amendment recorded on January 9, 2009 as Document Number 6423783, amended by the Third Amendment recorded on April 22, 2009 as Document Number 6464105, amended by the Fourth Amendment recorded on May 27, 2009 as Document Number 6477239, amended by the Fifth Amendment recorded on September 15, 2009 as Document Number 6521634, amended by the Sixth Amendment recorded on November 10, 2009 as Document Number 6540635, amended by the Seventh Amendment recorded on March 30, 2010 as Document Number 6588446, amended by the Eighth Amendment recorded on June 21, 2010 as Document Number 6614391, amended by the Ninth Amendment recorded on August 19, 2010 as Document Number 6634671, amended by the Tenth Amendment recorded on December 2, 2010 as Document Number 6676669, amended by the Eleventh Amendment recorded on March 2, 2011 as Document Number 6712643, amended by the Twelfth Amendment recorded on July 26, 2011, amended by the Thirteenth Amendment recorded on November 18, 2011, amended by the Fourteenth Amendment recorded on January 27, 2012 whereby certain real estate was submitted to the Condominium Property Act of the State of Illinois (the "Act"), amended by the Fifteenth Amendment recorded on June 4, 2012, as document number 6857795, amended by the Sixteenth Amendment recorded September 26, 2012 as document number 6902298, amended by the Seventeenth Amendment recorded October 31, 2012 as document number 6916793, amended by the Eighteenth Amendment recorded December 11, 2012 as document number 6932419, amended by the Nineteenth Amendment recorded April 30, 2013 as document number 6987513, together with its undivided percentage interest in the common elements whereby certain real estate was submitted to the Condominium Property Amendment by the of the State of Illinois (the "Act").

WHEREAS, pursuant to Article 3.07(a) of the Declaration, each parking space was assigned to a particular unit in the deed conveying said Unit from the Developer; and

WHEREAS, Parking Spaces 55 and 56, along with their respective storage spaces, were originally assigned to Unit 114 by the Developer; and

WHEREAS, pursuant to Article 3.08 of the Declaration, the undersigned Unit Owners wish, at their own expense, to transfer the limited common element of Parking Space 56, along with its storage space, from its prior ownership by Unit 114 to Unit 201; and

WHEREAS, after such transfer, Unit 114 would still own at least one parking space, namely Parking Space 55, as required by Article 3.08 of the Declaration; and

WHEREAS, such a transfer of a limited common element from one unit to another unit is permitted

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under Article 3.08 of the Declaration and is adopted pursuant to Section 26 of the Illinois Condominium Property Act (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 Directors of the Association and shall contain a statement from the parties involved in the transfer which sets forth any change in the parties' proportionate share of the common elements.

WHEREAS, the Board has approved this TWENTIETH AMENDMENT and has executed the same to indicate its authorization to record the same with the Lake County Recorder of Deeds.

NOW, THEREFORE, the undersigned Unit Owners, with the consent of the Board of Directors, pursuant to the terms and conditions of the Declaration and the Act, declares as follows:

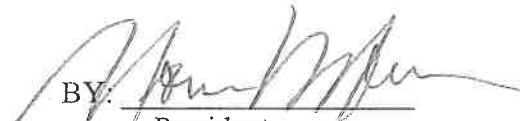
1. TRANSFER OF LIMITED COMMON ELEMENT. The use of Parking Space 56, and its storage space, is hereby transferred from Unit 114, currently owned by JACK PINTO and LOUISE PINTO, to Unit 201, currently owned by LEWIS P. AMSEL and IRMA R. AMSEL, Co-Trustees of THE LEWIS PAUL AMSEL AND IRMA R. AMSEL REVOCABLE TRUST, DATED DECEMBER 13, 2013. Unit 114's new legal description is attached in Exhibit A-1 hereto, and Unit 201's new legal description is attached in Exhibit A-2 hereto.
2. CERTIFICATE OF DELIVERY TO THE BOARD. A Certificate of Delivery showing that a copy of this TWENTIETH AMENDMENT TO THE DECLARATION has been delivered to the Board of Directors of the Association is attached hereto as Exhibit B.
3. MODIFICATIONS TO EXHIBIT "C" TO THE DECLARATION. Exhibit "C" to the Declaration is hereby deleted in its entirety and the Exhibit "C", which is attached hereto as Exhibit "C", which is made a part hereof, is inserted instead. From and after the date hereof, any reference to Exhibit "C" shall be deemed to refer to Exhibit "C", which is attached hereto and made a part hereof.
4. RECORDING. Grantee shall record this original TWENTIETH AMENDMENT with the Lake County Recorder of Deeds.

**Signature page follows**

**PRESIDENT'S SIGNATURE PAGE**

I Norman B. Newma, am the President of the Board of Directors of Lincolnshire Place Condominium Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing amendment to the Declaration pursuant to Section 17 and 26 of the Illinois Condominium Property Act.

EXECUTED this 14<sup>th</sup> day of September, 2022.

BY:   
President

IN WITNESS WHEREOF, the GRANTOR(S) aforesaid has (have) hereunto set hand and seal this 21<sup>st</sup> day of September, 2022.

Jack Pinto  
JACK PINTO

Louise Pinto  
LOUISE PINTO

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF lake            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JACK PINTO AND LOUISE PINTO**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21<sup>st</sup> day of September, 2022.

 Kristin A Pinto (Notary Public)

IN WITNESS WHEREOF, the GRANTEE(S) aforesaid has (have) hereunto set hand and seal this 19<sup>th</sup> day of September, 2022.

Lewis Paul Amzel

LEWIS PAUL AMSEL, Co-Trustee of the LEWIS PAUL AMSEL AND IRMA R. AMSEL REVOCABLE TRUST dated December 13, 2013

Irma R. Amzel

IRMA R. AMSEL, Co-Trustee of the LEWIS PAUL AMSEL AND IRMA R. AMSEL REVOCABLE TRUST dated December 13, 2013

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LEWIS PAUL AMSEL, AS CO-TRUSTEE OF THE LEWIS PAUL AMSEL AND IRMA R. AMSEL REVOCABLE TRUST DATED DECEMBER 13, 2013, AND IRMA R. AMSEL, AS CO-TRUSTEE OF THE LEWIS PAUL AMSEL AND IRMA R. AMSEL REVOCABLE TRUST DATED DECEMBER 13, 2013, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of September, 2022.

Brendan R Appel (Notary Public)



**STATEMENT AS TO CHANGE IN  
PROPORTIONATE SHARE IN COMMON ELEMENTS**

The undersigned are all of the Unit Owners who are parties to the transfer of Limited Common Element Parking Space 56 along with its storage space in the Lincolnshire Place Condominium Association and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. 114            NO CHANGE  
(Amended) Proportionate Share of Common Elements

Unit No. 201            NO CHANGE  
Unit No.                (Amended) Proportionate Share of Common Elements

Unit No. 114

Transferor:  
(Assignor)

Jack Piro / Louise Piro

Unit No. 201

Transferee:  
(Assignee)

\_\_\_\_\_

**STATEMENT AS TO CHANGE IN  
PROPORTIONATE SHARE IN COMMON ELEMENTS**

The undersigned are all of the Unit Owners who are parties to the transfer of Limited Common Element Parking Space 56 along with its storage space in the Lincolnshire Place Condominium Association and hereby set forth any changes in the parties' proportionate shares in the common elements:

Unit No. 114            NO CHANGE  
(Amended) Proportionate Share of Common Elements

Unit No. 201            NO CHANGE  
Unit No.                (Amended) Proportionate Share of Common Elements

Unit No. 114

Transferor:  
(Assignor)

\_\_\_\_\_

Unit No. 201

Transferee:  
(Assignee)

Lewis Ansee

**CERTIFICATE OF DELIVERY**

The undersigned are all of the Owners who are parties to the transfer of Parking Space 56 along with its storage space in the Lincolnshire Place Condominium and hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Directors of Lincolnshire Place Condominium.

Executed this 31<sup>st</sup> day of SEPTEMBER 2022

Unit No. 114

Transferor:  
(Assignor)



Unit No. 201

Transferee:  
(Assignee)

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**CERTIFICATE OF DELIVERY**

The undersigned are all of the Owners who are parties to the transfer of Parking Space 56 along with its storage space in the Lincolnshire Place Condominium and hereby certify that a true and correct copy of the foregoing amendment to the Declaration has been delivered to the Board of Directors of Lincolnshire Place Condominium.

Executed this 19<sup>th</sup> day of SEPTEMBER, 2022

Unit No. 114

Transferor:  
(Assignor) \_\_\_\_\_

Unit No. 201

Transferee:  
(Assignee) Lewis Amzel

Exhibit "A-1"

LEGAL DESCRIPTION – UNIT 114

Parcel 1:

Unit number 114 in the Lincolnshire Place Condominium, as delineated on a survey of the following described tract of land:

That part of the Southeast 1 /4 in Section 15, Township 43 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Village Green Condominiums Subdivision, being a Subdivision in that part of said Southeast 1 /4, according to the Plat thereof recorded August 16, 1999 as document number 4403688; thence Northwesterly along the centerline of Olde Half Day Road, having an Illinois Coordinate System East Zone Grid bearing of North 78 degrees 39 minutes 56 seconds West a distance of 73.36 feet to a point on a line 72.00 feet West of, measured perpendicular to and parallel with the West line of Said Village Green Condominiums Subdivision to the point of beginning; thence continuing North 78 degrees 39 minutes 56 seconds West 131.64 feet along said centerline to a point on a line, said line being parallel to the East line of the Northwest 1/4 of said Southeast 1/4; thence South 00 degrees 32 minutes 32 seconds West 717.57 feet along said parallel line to the centerline of Indian Creek, as measured; thence South 44 degrees 03 minutes 54 seconds East 64.24 feet along said centerline of creek; thence continuing South 67 degrees 57 minutes 50 seconds East 120.49 feet along said centerline of creek; thence continuing South 80 degrees 32 minutes 40 seconds East 48.50 feet along said centerline to a point in the West line of Said Village Green Condominiums Subdivision; thence North 00 degrees 15 minutes 54 seconds East 155.39 feet along said West line; thence North 52 degrees 48 minutes 18 seconds West 90.07 feet to a point on the aforesaid 72.00 feet parallel line; thence North 01 degrees 15 minutes 54 seconds East 581.16 feet along said parallel line to the point of beginning, except that part thereof dedicated for public road purposes as recorded December 12, 1924 as document number 250029, in Lake County, Illinois, and

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for vehicular and pedestrian access over and upon the following described property: Beginning at the Northwest corner of the Village Green Condominiums Subdivision, being a Subdivision in that part of said Southeast 1/4, according to the Plat thereof recorded August 16, 1999 as document number 4403688; thence Northwesterly along the centerline of Olde Half Day Road, having an Illinois Coordinate System East Zone Grid bearing of North 78 degrees 39 minutes 56 seconds West a distance of 73.36 feet to a point on a line 72.00 feet West of, measured perpendicular to and parallel with the West line of said Village Green Condominiums Subdivision; thence South 00 degrees 15 minutes 54 seconds West, 581.16 feet along said parallel line; thence South 52 degrees 48 minutes 18 seconds East, 90.07 feet to a point on said West line of Village Green Condominiums Subdivision; thence North 00 degrees 15 minutes 54 seconds East, 621.19 feet along the West line to the point of beginning; except that part thereof dedicated for public road purposes as recorded December 12, 1924 as document number 250029, in Lake County, Illinois;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded October 15, 2008 as document number 6400887 and amended from time to time; together with its undivided percentage interest in the common elements, in Lake County, Illinois.

Parcel 3:

The exclusive use of Parking Space 55, a limited common element, as described and delineated in the Declaration of Condominium recorded as document 6400887, and amended from time to time, and the Survey attached thereto, recorded as document 6400887.

## Exhibit "A-2"

### LEGAL DESCRIPTION – UNIT 201

#### Parcel 1:

Unit number 201 in the Lincolnshire Place Condominium, as delineated on a survey of the following described tract of land:

That part of the Southeast 1 /4 in Section 15, Township 43 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Village Green Condominiums Subdivision, being a Subdivision in that part of said Southeast 1 /4, according to the Plat thereof recorded August 16, 1999 as document number 4403688; thence Northwesterly along the centerline of Olde Half Day Road, having an Illinois Coordinate System East Zone Grid bearing of North 78 degrees 39 minutes 56 seconds West a distance of 73.36 feet to a point on a line 72.00 feet West of, measured perpendicular to and parallel with the West line of Said Village Green Condominiums Subdivision to the point of beginning; thence continuing North 78 degrees 39 minutes 56 seconds West 131.64 feet along said centerline to a point on a line, said line being parallel to the East line of the Northwest 1/4 of said Southeast 1/4; thence South 00 degrees 32 minutes 32 seconds West 717.57 feet along said parallel line to the centerline of Indian Creek, as measured; thence South 44 degrees 03 minutes 54 seconds East 64.24 feet along said centerline of creek; thence continuing South 67 degrees 57 minutes 50 seconds East 120.49 feet along said centerline of creek; thence continuing South 80 degrees 32 minutes 40 seconds East 48.50 feet along said centerline to a point in the West line of Said Village Green Condominiums Subdivision; thence North 00 degrees 15 minutes 54 seconds East 155.39 feet along said West line; thence North 52 degrees 48 minutes 18 seconds West 90.07 feet to a point on the aforesaid 72.00 feet parallel line; thence North 01 degrees 15 minutes 54 seconds East 581.16 feet along said parallel line to the point of beginning, except that part thereof dedicated for public road purposes as recorded December 12, 1924 as document number 250029, in Lake County, Illinois, and

#### Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for vehicular and pedestrian access over and upon the following described property: Beginning at the Northwest corner of the Village Green Condominiums Subdivision, being a Subdivision in that part of said Southeast 1/4, according to the Plat thereof recorded August 16, 1999 as document number 4403688; thence Northwesterly along the centerline of Olde Half Day Road, having an Illinois Coordinate System East Zone Grid bearing of North 78 degrees 39 minutes 56 seconds West a distance of 73.36 feet to a point on a line 72.00 feet West of, measured perpendicular to and parallel with the West line of said Village Green Condominiums Subdivision; thence South 00 degrees 15 minutes 54 seconds West, 581.16 feet along said parallel line; thence South 52 degrees 48 minutes 18 seconds East, 90.07 feet to a point on said West line of Village Green Condominiums Subdivision; thence North 00 degrees 15 minutes 54 seconds East, 621.19 feet along the West line to the point of beginning; except that part thereof dedicated for public road purposes as recorded December 12, 1924 as document number 250029, in Lake County, Illinois;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded October 15, 2008 as document number 6400887 and amended from time to time; together with its undivided percentage interest in the common elements, in Lake County, Illinois.

#### Parcel 3:

The exclusive use of Parking Spaces 71 and 56, limited common elements, as described and delineated in the Declaration of Condominium recorded as document 6400887, and amended from time to time, and the Survey attached thereto, recorded as document 6400887.

Exhibit "B"

CERTIFICATE OF DELIVERY TO THE BOARD OF DIRECTORS

I, Brendan R. Appel, an attorney, certify that I caused a copy of this 20<sup>th</sup> Amendment to the Declaration of Lincolnshire Place Condominiums to be delivered to:

Ryan Shpritz  
Kovitz Shifrin & Nesbit  
175 N. Archer Ave.  
Mundelein, IL 60060

by email at [rshpritz@ksnlaw.com](mailto:rshpritz@ksnlaw.com) and also by enclosing said copy in a properly addressed envelope, postage prepaid, and depositing same in the United States mail at 191 Waukegan Road, Northfield, Illinois, prior to 5:00 p.m. this 23<sup>rd</sup> day of September, 2022.

  
Brendan R. Appel, Attorney at Law

Exhibit "C"

**LINCOLNSHIRE PLACE CONDOMINIUMS**

Schedule of Unit Owner's Percentage of Ownership in Common Elements

UNIT NO.	PIN NO.	% OF OWNERSHIP
101	15-15-400-167	1.65
208	15-15-400-168	1.68
210	15-15-400-169	1.68
215	15-15-400-170	1.77
115	15-15-400-171	1.79
209	15-15-400-172	1.74
314	15-15-400-173	1.75
315	15-15-400-174	1.79
316	15-15-400-175	1.71
311	15-15-400-177	1.35
403	15-15-400-178	1.61
404	15-15-400-179	1.35
409	15-15-400-180	2.31
201	15-15-400-181	1.68
211	15-15-400-183	1.34
402	15-15-400-184	1.71
405	15-15-400-186	2.29
401	15-15-400-187	1.84
105	15-15-400-189	1.31
312	15-15-400-190	1.28
113	15-15-400-191	1.28
114	15-15-400-192	1.25
204	15-15-400-193	1.72
412	15-15-400-194	1.30
413	15-15-400-195	1.93
205	15-15-400-196	1.32
305	15-15-400-198	1.34
307	15-15-400-199	2.50
102	15-15-400-201	1.62
212	15-15-400-202	1.26
108	15-15-400-204	1.67
304	15-15-400-205	1.74
203	15-15-400-206	1.57
206	15-15-400-207	1.26
214	15-15-400-208	1.74
303	15-15-400-209	1.58

UNIT NO.	PIN NO.	% OF OWNERSHIP
313	15-15-400-210	1.54
411	15-15-400-211	1.57
109	15-15-400-212	1.29
301	15-15-400-213	1.70
106	15-15-400-214	1.25
110	15-15-400-215	1.67
207	15-15-400-216	1.68
103	15-15-400-218	1.29
104	15-15-400-219	1.69
107	15-15-400-220	1.29
111	15-15-400-221	1.32
112	15-15-400-222	1.25
116	15-15-400-223	1.25
202	15-15-400-224	1.64
213	15-15-400-225	1.52
216	15-15-400-226	1.69
302	15-15-400-227	1.67
306	15-15-400-228	1.28
308	15-15-400-229	2.50
309	15-15-400-230	2.51
310	15-15-400-231	2.50
406	15-15-400-232	1.30
408	15-15-400-233	1.39
410	15-15-400-234	1.39
414	15-15-400-235	1.35
416	15-15-400-236	1.76
		100.00