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THIRTEENTH AMENDMENT TO

**DECLARATION OF CONDOMINIUM OWNERSHIP**

**THE SOUTHERN PINES CONDOMINIUM ASSOCIATION OF TINLEY**



00771186

THIS DECLARATION is made and entered into by FIRST MIDWEST TRUST COMPANY, formerly known as HERITAGE TRUST COMPANY, as Trustee under Trust Agreement No. 96-5798, dated March 4, 1996, hereinafter referred to as "owner"; and The Southern Pines Company, Ltd.; an Illinois corporation qualified to transact business in Illinois, hereinafter referred to as "Declarant".

W I T N E S S E T H THAT:

WHEREAS, the Owner is fee simple titleholder of the following described real estate in the Village of Tinley Park, County of Cook, State of Illinois:

LOT 2 (EXCEPT THE NORTH 90 FEET THEREOF) IN THE SOUTHERN PINES OF TINLEY PARK PHASE 4 BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, IL.

WHEREAS, the Owner and the Declarant caused to be recorded in the Office of the Recorder of Deeds of Cook County as Document No. 96-690099, a certain Declaration of Condominium ownership for The Southern Pines Condominium Association of Tinley Park, which by said Declaration provided for the addition of units on certain described lots and the amendment of the provisions of said Declaration and by which said Owner, and Declarant have elected by this Declaration to establish, for the benefit of such Owner and for the mutual benefit of all future unit owners or occupants of the Property, or any part thereof, which shall be known as The Southern Pines Condominium Association of Tinley Park, or such other name as may be subsequently adopted by the developer or the Board, certain easements and rights in, over and upon said real estate and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof; and

WHEREAS, it is the desire and intention of the Trustee to enable the Property (as hereinafter defined) which includes, but is not limited to, said real estate together with the building, structure, improvements, and other permanent fixtures of whatsoever kind now or hereafter thereon, and all rights and Privileges belonging or in anyway pertaining thereto to be owned by

31-05-100-024  
31-05-100-012 31-06-201-022  
PIN:31-06-201-021 PROP.ADDRESS:6410 PINE TRAIL, Tinley Park, IL  
PREPARED BY:CARL J. VANDENBERG, 6815 W 167TH ST. TINLEY PARK, IL  
708-429-4777 60477

EXHIBIT ATTACHED

M

10/3/00 JIM

8300

12/24

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# EXHIBIT

ATTACHED TO

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DOCUMENT NUMBER

SEE PLAT BOOK

10-3-00

the Trustee and by each successor in interest of the Trustee, under that certain type or method of ownership commonly known as "Condominium", and to submit the Property to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time; and

WHEREAS, the Trustee, acting under direction of the parties authorized to direct the Trustee, has elected by this Declaration to establish, for the benefit of such Trustee and for the mutual benefit of all future Unit Owners or occupants of the Property, or any part thereof, which shall be known as

**THE SOUTHERN PINES CONDOMINIUMS OF TINLEY PARK**

or such other name as may be subsequently adopted pursuant to the Act by the Developer or the Board, certain easements and rights in, over and upon said real estate and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof; and

WHEREAS, the Trustee has further elected by this Declaration to declare that the several Unit Owners, occupants, mortgagees and other persons acquiring any interest in the Property shall at all times enjoy the benefits of, and shall at all times hold their interests subject to the rights, easements, privileges and restrictions herein after set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of ownership and to facilitate the proper administration of such Property and are established for the Purpose of enhancing and perfecting the value, desirability and attractiveness of the Property.

NOW, THEREFORE, FIRST MIDWEST TRUST CO., formerly known as HERITAGE TRUST CO., as Trustee under Trust Agreement Trust No. 96-5798, dated March 4, 1996, as the legal titleholder of the above described real estate, and The Southern Pines Company, Ltd., an Illinois corporation, and as the Declarants in the aforementioned Declaration and for the purposes above set forth, declare that the above described real estate shall be hereinafter submitted to the provisions of the Condominium Act and to the provisions of the Declaration of Condominium Ownership for The Southern Pines Condominium Association of Tinley Park as fully set forth in Document No. 96-690099 recorded with the Recorder of Deeds for Cook County, Illinois.

1. Exhibit "A" of said Declaration is hereby amended by deleting said Exhibit "A" and substituting therefore Part I of the Exhibit which is attached hereto. The Additional Property is hereby annexed to the Parcel and Property as defined in the Declaration, and is hereby submitted to the provisions of the

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Declaration in accordance with and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

2. Except as expressly set forth herein, said Declaration shall remain in full force and effect in accordance with its terms.

It is expressly understood and agreed, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of any Trustee while in form purporting to be the representations, covenants and undertakings and agreements of said Trustees are nevertheless such and every one of them, made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustees not in their own right, but solely in the exercise of the powers conferred upon them as such Trustees; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against said Trust Company, or any of the beneficiaries under said Trust Agreements on the account of this instrument or on account of any representation, covenant, undertaking or agreement of the said Trustees in this instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, the aforesaid Trustee Owner, the aforesaid Trustee Declarant, and the aforesaid Declarant have caused this instrument to be signed on their behalf by their fully authorized officers and have caused their corporate seals to be affixed hereto on this 29~~th~~ day of September, 2000.

FIRST MIDWEST TRUST COMPANY,  
Formerly known as,  
HERITAGE TRUST COMPANY  
As Trustee as aforesaid  
Declarant  
and not individually.

THE SOUTHERN PINES COMPANY, LTD.

BY: Geraldine A. Halsey

BY: Carl J. Vandenberg

ATTEST: Frank E. Koff  
Trust Officer  
AUTHORIZED SIGNATURE

BY: President

STATE OF ILLINOIS )  
COUNTY OF COOK )

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I, the undersigned, a Notary Public in and for said County and State, do hereby CERTIFY that GERALDINE A. HOLSEY and JENNIFER E. KOFF respectively, of FIRST MIDWEST TRUST COMPANY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Authorized Signer, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and that said Authorized Signer did also then and there acknowledge that he, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of October, 2000.



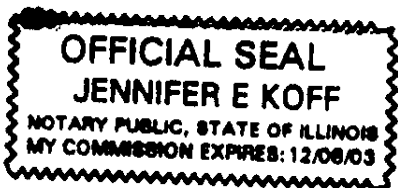
Martha A. Kimzey  
Notary Public

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby CERTIFY that Carl J. Vandenberg, President of The Southern Pines Development Group, Ltd., an Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and that said Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of October, 2000.

Jennifer E. Koff  
Notary Public



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EXHIBIT "A"

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PART I

NUMBER OF UNITS

112

## STATEMENT OF PERCENTAGE INTERESTS OF UNITS IN COMMON ELEMENTS, AS AMENDED

ADDRESS	UNIT NUMBER	LOT #	PHASE	PERCENTAGE INTEREST	ASSOCIATED LIMITED COMMON ELEMENT(GARAGE)
18531 PINE LAKE	18531-1	4	1	0.89285714 %	2
	18531-2	4	1	0.89285714 %	1
	18531-3	4	1	0.89285714 %	4
	18531-4	4	1	0.89285714 %	3
18533 PINE LAKE	18533-1	4	1	0.89285714 %	2
	18533-2	4	1	0.89285714 %	1
	18533-3	4	1	0.89285714 %	4
	18533-4	4	1	0.89285714 %	3
18521 PINE LAKE	18521-1	3	1	0.89285714 %	2
	18521-2	3	1	0.89285714 %	1
	18521-3	3	1	0.89285714 %	4
	18521-4	3	1	0.89285714 %	3
18523 PINE LAKE	18523-1	3	1	0.89285714 %	2
	18523-2	3	1	0.89285714 %	1
	18523-3	3	1	0.89285714 %	4
	18523-4	3	1	0.89285714 %	3
18511 PINE LAKE	18511-1	2	1	0.89285714 %	2
	18511-2	2	1	0.89285714 %	1
	18511-3	2	1	0.89285714 %	4
	18511-4	2	1	0.89285714 %	3
18513 PINE LAKE	18513-1	2	1	0.89285714 %	2
	18513-2	2	1	0.89285714 %	1
	18513-3	2	1	0.89285714 %	4
	18513-4	2	1	0.89285714 %	3
6540 PINE TRAIL	6540-1	1	2	0.89285714 %	2
	6540-2	1	2	0.89285714 %	1
	6540-3	1	2	0.89285714 %	4
	6540-4	1	2	0.89285714 %	3

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6542 PINE TRAIL	6542-1	1	2	0.89285714 %	2
	6542-2	1	2	0.89285714 %	1
	6542-3	1	2	0.89285714 %	4
	6542-4	1	2	0.89285714 %	3
6516 PINE TRAIL	6516-1	2	2	0.89285714 %	2
	6516-2	2	2	0.89285714 %	1
	6516-3	2	2	0.89285714 %	4
	6516-4	2	2	0.89285714 %	3
6518 PINE TRAIL	6518-1	2	2	0.89285714 %	2
	6518-2	2	2	0.89285714 %	1
	6518-3	2	2	0.89285714 %	4
	6518-4	2	2	0.89285714 %	3
6512 PINE TRAIL	6512-1	3	2	0.89285714 %	2
	6512-2	3	2	0.89285714 %	1
	6512-3	3	2	0.89285714 %	4
	6512-4	3	2	0.89285714 %	3
6514 PINE TRAIL	6514-1	3	2	0.89285714 %	2
	6514-2	3	2	0.89285714 %	1
	6514-3	3	2	0.89285714 %	4
	6514-4	3	2	0.89285714 %	3
6508 PINE TRAIL	6508-1	4	2	0.89285714 %	2
	6508-2	4	2	0.89285714 %	1
	6508-3	4	2	0.89285714 %	4
	6508-4	4	2	0.89285714 %	3
6510 PINE TRAIL	6510-1	4	2	0.89285714 %	2
	6510-2	4	2	0.89285714 %	1
	6510-3	4	2	0.89285714 %	4
	6510-4	4	2	0.89285714 %	3
6504 PINE TRAIL	6504-1	5	2	0.89285714 %	2
	6504-2	5	2	0.89285714 %	1
	6504-3	5	2	0.89285714 %	4
	6504-4	5	2	0.89285714 %	3
6506 PINE TRAIL	6506-1	5	2	0.89285714 %	2
	6506-2	5	2	0.89285714 %	1
	6506-3	5	2	0.89285714 %	4
	6506-4	5	2	0.89285714 %	3

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6500 PINE TRAIL	6500-1	1	3	0.89285714 %	2
	6500-2	1	3	0.89285714 %	1
	6500-3	1	3	0.89285714 %	4
	6500-4	1	3	0.89285714 %	3
6502 PINE TRAIL	6502-1	1	3	0.89285714 %	2
	6502-2	1	3	0.89285714 %	1
	6502-3	1	3	0.89285714 %	4
	6502-4	1	3	0.89285714 %	3
6401 PINE TRAIL	6401-1	2	3	0.89285714 %	2
	6401-2	2	3	0.89285714 %	1
	6401-3	2	3	0.89285714 %	4
	6401-4	2	3	0.89285714 %	3
6403 PINE TRAIL	6403-1	2	3	0.89285714 %	2
	6403-2	2	3	0.89285714 %	1
	6403-3	2	3	0.89285714 %	4
	6403-4	2	3	0.89285714 %	3
6411 PINE TRAIL	6411-1	3	3	0.89285714 %	2
	6411-2	3	3	0.89285714 %	1
	6411-3	3	3	0.89285714 %	4
	6411-4	3	3	0.89285714 %	3
6413 PINE TRAIL	6413-1	3	3	0.89285714 %	2
	6413-2	3	3	0.89285714 %	1
	6413-3	3	3	0.89285714 %	4
	6413-4	3	3	0.89285714 %	3
6421 PINE TRAIL	6421-1	4	3	0.89285714 %	2
	6421-2	4	3	0.89285714 %	1
	6421-3	4	3	0.89285714 %	4
	6421-4	4	3	0.89285714 %	3
6423 PINE TRAIL	6423-1	4	3	0.89285714 %	2
	6423-2	4	3	0.89285714 %	1
	6423-3	4	3	0.89285714 %	4
	6423-4	4	3	0.89285714 %	3
6400 PINE TRAIL	6400-1	3	4	0.89285714 %	2
	6400-2	3	4	0.89285714 %	1
	6400-3	3	4	0.89285714 %	4
	6400-4	3	4	0.89285714 %	3

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6402 PINE TRAIL	6402-1	3	4	0.89285714 %	2
	6402-2	3	4	0.89285714 %	1
	6402-3	3	4	0.89285714 %	4
	6402-4	3	4	0.89285714 %	3
6410 PINE TRAIL	6410-1	2	4	0.89285714 %	2
	6410-2	2	4	0.89285714 %	1
	6410-3	2	4	0.89285714 %	4
	6410-4	2	4	0.89285714 %	3
6412 PINE TRAIL	6412-1	2	4	0.89285714 %	2
	6412-2	2	4	0.89285714 %	1
	6412-3	2	4	0.89285714 %	4
	6412-4	2	4	0.89285714 %	3
				<hr/> 100 %	

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## PART II

### ADDED UNITS

UNITS #6410-1, 6410-2, 6410-3, 6410-4, 6412-1, 6412-2, 6412-3, and 6412-4 in Lot 2 (except the north 90 feet thereof) in The Southern Pines of Tinley Park, Phase 4, being a subdivision of part of the Northwest Quarter of Section 5, and part of the Northeast Quarter of fractional Section 6, both being in Township 35 North, Range 13, East of the Third Principal Meridian, North of the Indian Boundary Line, in Cook County, Illinois.

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