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10-24-00

EXHIBIT

ATTACHED TO

008 33570

DOCUMENT NUMBER

Box 15

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6906/0031 49 001 Page 1 of 13

2000-10-24 12:54:02

Cook County Recorder

87.00

This Instrument Was Prepared by
and mail to:

Herbert A. Kessel
BEERMANN, SWERDLOVE,
WOLOSHIN, BAREZKY,
BECKER, GENIN & LONDON
161 North Clark Street, #2600
Chicago, Illinois 60601-3221
(312) 621-9700

EXHIBIT ATTACHED

RETURN TO: Box 15
TICOR TITLE INSURANCE
203 N. LaSALLE, STE 1400 13475
CHICAGO, IL 60601
RE: Sutton

RECORDER'S STAMP

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SOUTHWICKE ON SUTTON CONDOMINIUM ASSOCIATION

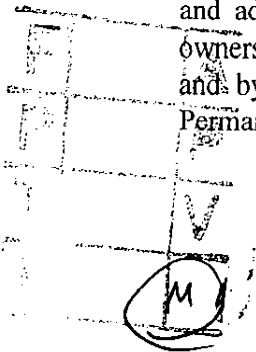
This Tenth Amendment to that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Southwicke on Sutton Condominium Association, Streamwood, Illinois, recorded with the Recorder of Deeds of Cook County, Illinois on November 24, 1999 as Document No. 09108422, as amended from time to time (the "Declaration"), is executed by The Ryland Group, Inc. a Maryland corporation (hereinafter referred to as the "Declarant").

WITNESSETH

WHEREAS, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois (the "Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, in Article 12 of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

WHEREAS, the Declarant, pursuant to Article 12 of the Declaration, desires to annex and add to the "Property" (as defined in the Declaration), and to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein; and



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DATE 10/24/00 COPIES 4
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WHEREAS, the Additional Parcel is a portion of the Future Development Parcel in the Declaration as described in Exhibit "C" thereto; and

WHEREAS, the Additional Parcel is now improved with three (3) apartment buildings consisting of sixteen (16) residential units; and

WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto).

NOW, THEREFORE, the Declarant, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.

2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby amended by adding thereto the Plat of Survey, amended page 1 and pages 31-33, inclusive, attached hereto and by this reference made a part hereof.

3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B" attached hereto and by this reference made a part hereof, is submitted in lieu thereof.

4. All the unit owners and mortgage holders, by the Declarant, hereby consent to this Tenth Amendment to the Declaration pursuant to the powers set forth in Article 12 of the Declaration.

5. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of the Declarant while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of the Declarant are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Declarant or for the purpose or with the intention of binding the Declarant personally but are made and intended for the purpose of binding only that portion of the property specifically described herein, and this instrument is executed and delivered by the Declarant not in its own right, but solely in the exercise of the powers conferred upon it as such Declarant; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Declarant, on account of this instrument or on account of any representation, covenant, undertaking, warranty, or agreement of the Declarant in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Declarant makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

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6. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Tenth Amendment and the Declaration, this Tenth Amendment shall control.

IN WITNESS WHEREOF, the said The Ryland Group, Inc., has caused its name to be signed to these presents by its Assistant Vice President this 17th day of October, 2000.

THE RYLAND GROUP, INC.,
a Maryland corporation

By: Jerry Cauns
Its: ASST V.P.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Jean M Klippstein Notary Public, in and for said County, in the State aforesaid, do hereby certify, that Terry Cauns, ASST V.P. of The Ryland Group, Inc., a Maryland corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Terry Cauns, appeared before me this day in person and acknowledged that he signed and delivered 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 17th day of October, 2000.

Jean M Klippstein
Notary Public

My Commission Expires:



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EXHIBIT A

TO

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR SOUTHWICKE ON SUTTON CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION ADDITIONAL PARCEL

LOTS 18, 33 AND 51 IN SOUTHWICKE ON SUTTON, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1999 AS DOCUMENT NUMBER 09072908, IN COOK COUNTY, ILLINOIS

Common Addresses:

Building 51

Unit	5101-A	26-A	Southwicke Drive, Streamwood, Illinois 60504
	5102-B	26-B	Southwicke Drive, Streamwood, Illinois 60504
	5103-D	24	Southwicke Drive, Streamwood, Illinois 60504
	5104-E	22	Southwicke Drive, Streamwood, Illinois 60504
	5105-G	20	Southwicke Drive, Streamwood, Illinois 60504

Building 33

Unit	3301-A	149 A	Southwicke Drive, Streamwood, Illinois 60504
	3302-B	149 B	Southwicke Drive, Streamwood, Illinois 60504
	3303-D	147	Southwicke Drive, Streamwood, Illinois 60504
	3304-D	145	Southwicke Drive, Streamwood, Illinois 60504
	3305-E	143	Southwicke Drive, Streamwood, Illinois 60504
	3306-G	141	Southwicke Drive, Streamwood, Illinois 60504

Building 18

Unit	1801-26-L	328	Southwicke Drive, Streamwood, Illinois 60504
	1802-24	326	Southwicke Drive, Streamwood, Illinois 60504
	1803-23S	324	Southwicke Drive, Streamwood, Illinois 60504
	1804-24	322	Southwicke Drive, Streamwood, Illinois 60504
	1805-26L	320	Southwicke Drive, Streamwood, Illinois 60504

P.I.N. 06-28-203-004
06-28-203-006

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EXHIBIT B
TO
TENTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR SOUTHWICKE
ON SUTTON CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP

		(1)	(2)
Building	Unit	Maximum Percentage	Minimum Percentage
29	2903-23S	0.4935	0.3011
29	2904-23S	0.4935	0.3011
29	2901-26S	0.5823	0.3553
29	2905-26S	0.5823	0.3553
29	2902-24	0.7001	0.4271
29	2905-24	0.7001	0.4271
3	303-23S	0.4935	0.3011
3	304-23S	0.4935	0.3011
3	301-26S	0.5823	0.3553
3	306-26S	0.5823	0.3553
3	302-24	0.7001	0.4271
3	305-24	0.7001	0.4271
30	3001-A	0.5323	0.3248
30	3003-D	0.5651	0.3448
30	3005-D	0.5651	0.3448
30	3002-B	0.6703	0.409
30	3004-E	0.6863	0.4187
30	3006-F	0.7074	0.4316
4	403-23L	0.5780	0.3527
4	404-23L	0.5780	0.3527
4	401-26L	0.6673	0.4071
4	406-26L	0.6673	0.4071
4	402-24	0.7001	0.4271
4	405-24	0.7001	0.4271
5	503-23S	0.4935	0.3011
5	504-23S	0.4935	0.3011
5	501-26S	0.5823	0.3553
5	506-26S	0.5823	0.3553
5	502-24	0.7001	0.4271
5	505-24	0.7001	0.4271

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Building	Unit	(1)	(2)
		Maximum Percentage	Minimum Percentage
6	603-23L	0.5780	0.3527
6	604-23L	0.5780	0.3527
6	601-26L	0.6673	0.4071
6	606-26L	0.6673	0.4071
6	602-24	0.7001	0.4271
6	605-24	0.7001	0.4271
8	803-23S	0.4935	0.3011
8	802-23L	0.5780	0.3527
8	804-23L	0.5780	0.3527
8	801-26L	0.6673	0.4071
8	805-26L	0.6673	0.4071
31	3101-A	0.5323	0.3248
31	3103-F	0.6703	0.409
31	3101-G	0.6789	0.4142
31	3102-E	0.6863	0.4187
9	903-23S	0.4935	0.3011
9	904-23S	0.4935	0.3011
9	901-26S	0.5823	0.3553
9	906-26S	0.5823	0.3553
9	902-24	0.7001	0.4271
9	905-24	0.7001	0.4271
10	1003-23-L	0.5780	0.3527
10	1004-23-L	0.5780	0.3527
10	1001-26L	0.6673	0.4071
10	1006-26L	0.6673	0.4071
10	1002-24	0.7001	0.4271
10	1005-24	0.7001	0.4271
48	4802-D	0.5651	0.3448
48	4801-E	0.6863	0.4187
48	4803-F	0.7074	0.4316
11	1103-23L	0.5780	0.3527
11	1104-23L	0.5780	0.3527
11	1101-26L	0.6673	0.4071
11	1106-26L	0.6673	0.4071
11	1102-24	0.7001	0.4271
11	1105-24	0.7001	0.4271
12	1203-23S	0.4935	0.3011
12	1204-23S	0.4935	0.3011
12	1201-26S	0.5823	0.3553
12	1206-26S	0.5823	0.3553
12	1202-24	0.7001	0.4271
12	1205-24	0.7001	0.4271

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Building	Unit	(1) Maximum Percentage	(2) Minimum Percentage
47	4702-D	0.5651	0.3448
47	4703-D	0.5651	0.3448
47	4704-D	0.5651	0.3448
47	4701-F	0.7074	0.4316
7	703-23S	0.4935	0.3011
7	702-23L	0.5780	0.3527
7	704-23L	0.5780	0.3527
7	701-26S	0.5823	0.3553
7	705-26S	0.5823	0.3553
25	2503-23S	0.4935	0.3011
25	2504-23L	0.5780	0.3527
25	2502-23L	0.5780	0.3527
25	2501-26S	0.5823	0.3553
25	2505-26S	0.5823	0.3553
26	2603-23S	0.4935	0.3011
26	2602-23L	0.5780	0.3527
26	2604-23L	0.5780	0.3527
26	2601-26L	0.6673	0.4071
26	2605-26L	0.6673	0.4071
45	4501-A	0.5323	0.3248
45	4503-D	0.5651	0.3448
45	4502-B	0.6703	0.409
45	4505-G	0.6789	0.4142
45	4504-E	0.6863	0.4187
46	4604-A	0.5323	0.3248
46	4602-D	0.5651	0.3448
46	4603-B	0.6703	0.409
46	4601-E	0.6863	0.4187
13	1301-26S	0.5823	0.3553
13	1302-23L	0.5780	0.3527
13	1303-23S	0.4935	0.3011
13	1304-23L	0.5780	0.3527
13	1305-26S	0.5823	0.3553
14	1401-26L	0.6673	0.4071
14	1402-23L	0.5780	0.3527
14	1403-23S	0.4935	0.3011
14	1404-23L	0.5780	0.3527
14	1405-26L	0.6673	0.4071
23	2301-26L	0.6673	0.4071
23	2302-24	0.7001	0.4271
23	2303-24	0.7001	0.4271
23	2304-26L	0.6673	0.4071

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Building	Unit	(1)	(2)
		Maximum Percentage	Minimum Percentage
24	2401-26L	0.6673	0.4071
24	2402-24	0.7001	0.4271
24	2403-24	0.7001	0.4271
24	2404-26L	0.6673	0.4071
15	1501-26S	0.5823	0.3553
15	1502-23L	0.5780	0.3527
15	1503-23S	0.4935	0.3011
15	1504-23L	0.5780	0.3527
15	1505-26S	0.5823	0.3553
32	3201-G	0.6789	0.4142
32	3202-E	0.6863	0.4187
32	3203-D	0.5651	0.3448
32	3204-D	0.5651	0.3448
32	3205-B	0.6703	0.409
32	3206-A	0.5323	0.3248
17	1701-26S	0.5823	0.3553
17	1702-24	0.7001	0.4271
17	1703-23S	0.4935	0.3011
17	1704-24	0.7001	0.4271
17	1705-26S	0.5823	0.3553
16	1601-26S	0.5823	0.3553
16	1602-23L	0.5780	0.3527
16	1603-23S	0.4935	0.3011
16	1604-23L	0.5780	0.3527
16	1605-26S	0.5823	0.3553
21	2101-26S	0.5823	0.3553
21	2102-24	0.7001	0.4271
21	2103-24	0.7001	0.4271
21	2104-26S	0.5823	0.3553
22	2201-26S	0.5823	0.3553
22	2202-24	0.7001	0.4271
22	2203-24	0.7001	0.4271
22	2204-26S	0.5823	0.3553
51	5101-A	0.5323	0.3248
51	5102-B	0.6703	0.409
51	5103-D	0.5651	0.3448
51	5104-E	0.6863	0.4187
51	5105-G	0.6789	0.4142
33	3301-A	0.5323	0.3248
33	3302-B	0.6703	0.409

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Building	Unit	Maximum Percentage	Minimum Percentage
33	3303-D	0.5651	0.3448
33	3304-D	0.5651	0.3448
33	3305-E	0.6863	0.4187
33	3306-G	0.6789	0.4142
18	1801-26L	0.6673	0.4071
18	1802-24	0.7001	0.4271
18	1803-23S	0.4935	0.3011
18	1804-24	0.7001	0.4271
18	1805-26L	0.6673	0.4071
		<hr/>	
		100%	

EXHIBIT ATTACHED

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(1) This column shows the percentage of ownership interest for each Unit upon completion of development of the stages listed above. In no event shall any Unit Owner's percentage of ownership interest exceed the percentage shown.

(2) This column is an estimate and shows the percentage of ownership interest each Unit would have if 269 units were built of the types presently contemplated. Nothing herein shall be construed to limit the right of the Developer to reduce any Unit Owner's percentage of ownership interest in the Common Elements below the "Minimum Percentage" shown, so long as such reduction is in accordance herewith and with the Act.