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EXHIBIT

ATTACHED TO

0001017461

DOCUMENT NUMBER

12-28-00

SEE PLAT BOOK

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8176/0288 45 001 Page 1 of 12

2000-12-28 14:32:04

Cook County Recorder

83.00

**SEVENTEENTH AMENDMENT TO AGREEMENT AND
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR THE CONDOMINIUMS OF
THE SANCTUARY OF INVERNESS UNIT II**

ETS019043

1 all

THIS AMENDMENT to the Declaration of Condominium recorded June 13, 1997 as Document 97-422511 (said Declaration hereinafter referred to as the "Declaration") is executed by Harris Bank of Barrington, N.A., as Trustee, not personally, under a Trust Agreement dated April 24, 1984, and known as Trust Number 11-3121 (hereinafter referred to as "Trustee").

ETS 5019043

WITNESSETH:

WHEREAS, the Declaration correctly describes the parcel that has been submitted to the Condominium Property Act of the State of Illinois pursuant to the declaration; and

WHEREAS, the real estate legally described in Exhibit "A" and Exhibit "A1" attached hereto is the correct legal description for the parcels to be added on to the original parcel pursuant to the Condominium Property Act of the State of Illinois; said parcels are hereinafter called the "Submitted Parcels"; and

01-13-305-006

WHEREAS, the Trustee desires to amend the Declaration as it relates the percentage of interest in the ownership of the common areas for each Unit; and

WHEREAS, the Trustee and Developer wish to reserve the right to add additional property to be submitted to the provisions of the Condominium Property Act.

NOW, THEREFORE, Harris Bank of Barrington, N.A., as Trustee aforesaid, and not individually, as the legal title holder of the Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

EXHIBIT ATTACHED

(M)

RECORDING FEE 83⁰⁰
DATE 12/28/00 COPIES 6
OK BY JIM 12pgs

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1. The Parcels being submitted to the Condominium Property Act of the State of Illinois are hereby amended to add those parcels legally described on Exhibit "A" and Exhibit "A1" attached hereto. EXHIBIT "B" IS HEREBY AMENDED TO ADD THE SURVEYS ATTACHED HERETO.

2. Exhibit "B" of the original Declaration, "Percentage of Interest in the Ownership for the Common Area for Each Unit" is hereby deleted and an amended Exhibit "B" attached hereto is substituted therefore.

3. The original Agreement and Declaration of Covenants, Conditions, Restrictions and Easements is hereby amended to reflect the following:

a. The Developer hereby explicitly reserves the option to add additional property to the Submitted Parcels.

b. The percentage of ownership interest in the Common Area, the adjustments to the voting rights and the changes in liability for common expenses shall be reallocated each time additional Units are added to the Submitted Parcels. Each Unit shall possess a percentage of common interest in the Common Area, a percentage in the total voting rights and a percentage in the liability for common expenses that is equal to the ratio having the number of units as the numerator and the total number of Units in the entire Submitted Parcel as the denominator.

c. Additional Land may be added to the Submitted Parcels for a time period of ten (10) years from the date of the recording of the original Declaration, at which time the option to add additional shall terminate. In the event the Developer exercises the option to add Additional Land to the Submitted Parcels, the contracts for construction shall contain a date for said completion and delivery.

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d. The Developer reserves the right to add Additional Land to the Submitted

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Parcels at different times; and, further, there is no limitation on the order thereof, nor on any limitations fixing the boundaries of these portions, nor any limitation on whether any portion of it must be added.

e. The Developer shall be limited pursuant to the provisions of the original Declaration as to the location and number of units which may be made on the Additional Land added.

f. The structures, improvements, buildings and units shall be compatible with the configuration of the property previously submitted to the Submitted Parcels in relation to density, use, construction and architectural style, and will be in conformity with the provisions of the original Declaration and the provisions of the Village of Inverness Ordinances applicable thereto.

4. All the beneficial owners and assigns thereof by the Trustee hereby consent to this Amendment to the Declaration pursuant to the power set forth in Article V 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 Trustee while in form purporting to be the representations, covenants, undertakings, warranties and agreements of said Trustee are, nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are 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 Trustee not in its own right, but solely in the exercises of the powers conferred upon it as such Trustee; and that no personal liability or personal

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responsibility is assumed by nor shall be any time be asserted or enforceable against HARRIS BANK OF BARRINGTON, N.A., or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representation, covenant, undertaking, warranty or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Trustee makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

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

IN WITNESS WHEREOF, the said Harris Bank of Barrington, N.A., as Trustee as aforesaid, and not individually, has caused its corporate seal to be affixed hereunder and has caused its name to be signed to these presents by its Land Trust Officer and attested by its Assistant Trust Officer, this 20th. day of September, 2000.

(SEAL)

HARRIS BANK OF BARRINGTON, N.A., as Trustee aforesaid, and not individually U/T/A 11-3121

BY:

[Signature]
Land Trust Officer

[Signature]
Elizabeth Cordova
AVP & Land Trust Officer

ATTEST:

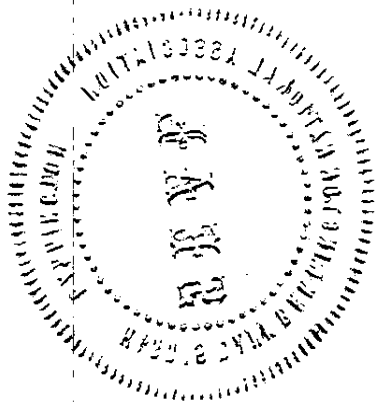
[Signature]
Assistant Trust Officer

[Signature]
John A. Muchoney
Vice President & Trust Officer

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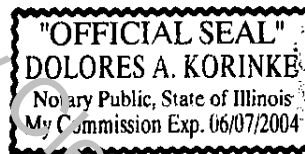
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elizabeth Cordova / AVP/LTO of HARRIS BANK OF BARRINGTON, N.A., and John A. Muchoney- VP/TO hereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, and said Assistant Trust Officer did then and there acknowledge that _____ he is the custodian of the corporation seal of the Trustee, and did affix the said corporate seal of said Trustee to said instrument as their free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of September, 2000.

Dolores A. Korinke
 Notary Public

My Commission Expires: _____



THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:
 VINCENT SANSONETTI
 5521 N. CUMBERLAND, SUITE 1109
 CHICAGO, ILLINOIS 60656

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EXHIBIT "B"

Percentage interest in the ownership of the common area for:

Unit #	% within Barrington Park District	% within Palatine Park District	Total
Unit 18	4.00		4.00
Unit 16		4.00	4.00
Unit 15		4.00	4.00
Unit 21	2.60	1.40	4.00
Unit 17	3.56	.44	4.00
Unit 11		4.00	4.00
Unit 26	4.00		4.00
Unit 10		4.00	4.00
Unit 32		4.00	4.00
Unit 14		4.00	4.00
Unit 12		4.00	4.00
Unit 13		4.00	4.00
Unit 27	3.88	.12	4.00
Unit 6		4.00	4.00
Unit 35		4.00	4.00
Unit 28		4.00	4.00
Unit 31		4.00	4.00
Unit 7		4.00	4.00
Unit 20	4.00		4.00
Unit 3		4.00	4.00
Unit 34		4.00	4.00
Unit 29		4.00	4.00
Unit 9		4.00	4.00
Unit 25	4.00		4.00
Unit 33		4.00	4.00

100.00

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EXHIBIT "A" AND "A1"

LEGAL DESCRIPTION OF UNITS 25 and 33

PIN

01-13-305-001
01-13-305-002
01-13-305-003
01-13-305-004
01-13-305-005
01-13-305-006
01-13-305-007
01-13-305-008
01-305-009

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UNITS 18, 16, 15, 21, 17, 11, 26, 10, 32, 14, 12, 13, 27, 6, 35, 28, 31, 7, 20, 3, 34, 29, 9, 25 and 33 IN THE SANCTUARY OF INVERNESS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE SANCTUARY OF INVERNESS UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 north, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95328448, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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MINIUM

EXHIBIT A

DESCRIPTION OF UNIT 25 CONDO LIMITS

THAT PART OF LOT 4 IN THE SANCTUARY OF INVERNESS UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 18, 1995 AS DOCUMENT NO. 95328448, CORRECTED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 17, 1995 AS DOCUMENT NO. 95798871 AND CORRECTED BY CERTIFICATE 97217895, AND CORRECTED MARCH 31, 1997 AS DOCUMENT NO. 97217895, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 11, 1997 AS DOCUMENT NO. 97252991, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00°00'21" WEST ALONG SAID LOT 4, A DISTANCE OF 73.92 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 62°47'33" EAST, A DISTANCE OF 153.59 FEET TO A POINT ON A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CHORD BEARING OF SOUTH 23°58'07" WEST AND A RADIUS OF 46.00 FEET, AN ARC DISTANCE OF 38.48 FEET; THENCE SOUTH 00°00'21" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 89°59'39" WEST, A DISTANCE OF 121.42 FEET; THENCE NORTH 00°00'21" EAST, A DISTANCE OF 139.68 FEET TO THE PLACE OF BEGINNING.

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1" = 80'

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Exhibit A1

DESCRIPTION OF UNIT 33 CONDO LIMITS

THAT PART OF LOT 5 IN THE SANCTUARY OF INVERNESS UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42, NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 18, 1995 AS DOCUMENT NO. 95328448, CORRECTED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 17, 1995 AS DOCUMENT NO. 95798871 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED MARCH 31, 1997 AS DOCUMENT NO. 97217895, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 11, 1997 AS DOCUMENT NO. 97252991, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 79°43'12" WEST, A DISTANCE OF 74.19 FEET; THENCE SOUTH 72°06'41" WEST, A DISTANCE OF 47.87 FEET; THENCE NORTH 58°15'57" WEST, A DISTANCE OF 27.53 FEET; THENCE NORTH 82°58'36" WEST, A DISTANCE OF 34.73 FEET; THENCE SOUTH 73°00'15" WEST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 04°06'37" WEST, A DISTANCE OF 20.70 FEET; THENCE SOUTH 50°33'59" WEST, A DISTANCE OF 37.34 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 53°43'18" EAST, A DISTANCE OF 66.21 FEET TO A POINT ON A NON TANGENT CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A CHORD BEARING OF SOUTH 12°25'01" WEST AND A RADIUS OF 46.00 FEET, AN ARC DISTANCE OF 38.31 FEET; THENCE WEST, A DISTANCE OF 99.40 FEET; THENCE NORTH, A DISTANCE OF 86.78 FEET; THENCE NORTH 89°41'34" EAST, A DISTANCE OF 29.17 FEET; THENCE SOUTH 65°20'46" EAST, A DISTANCE OF 27.36 FEET TO THE PLACE OF BEGINNING.



1" = 80'

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