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2000-12-29 13:22:19
Cook County Recorder 33.50

**SEVENTH
AMENDMENT TO
DECLARATION
OF
CONDOMINIUM
FOR THE VILLAS
OF SOUTH
HOLLAND**

103 East 163rd Street,
South Holland, IL
60473.

PIN: 29-22-102-024-1001
through 1064 inclusive.



0001018975

This is the Seventh Amendment to the Declaration of Condominium for the Villas of South Holland, which is made on or as of the this fifteenth day of October, 2000, pursuant to the provisions of the Illinois Condominium Property Act (Ill. Comp. Stat. 765, 605/1 *et seq.* (1996))

This document amends the Declaration of Condominium for the Villas of South Holland dated October 24, 1997, and recorded with the Recorder of Cook County, Illinois as Document No. 97828835, as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as "Declaration").

WITNESSETH: WHEREAS, the real estate described on Exhibit "A" of the Declaration, located in the County of Cook and State of Illinois ("submitted parcel") is being submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration; and

WHEREAS, under Article XVIII, Section 1, subparagraph (c) of the Declaration, the Declarant has been granted a power of attorney, which right and power is coupled with an interest and runs with the title to a Unit and is irrevocable (except by Declarant), for a period of three (3) years from the date of the filing of the Declaration, to amend the Condominium organizational documents, to the extent necessary to correct typographical errors or obvious factual errors or omissions the correction of which would not impair the interest of any Unit owner, mortgagee, insurer, or guarantor, provided, further, that if there is a Unit Owner other than the Declarant; and

WHEREAS, Exhibit C to the Declaration (and each subsequent amendment) lists each Unit, describes the type of Unit, and its percentage of ownership in the undivided interest of the Condominium; and

WHEREAS, the Developer and Association have discovered that 2 of the Units have been misidentified on Exhibit C; specifically, Units 5B and 5C were identified as Villa Units with a 2

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FOR THE VILLAS OF SOUTH HOLLAND**

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car garage (V-2) with an undivided interest of 1.45%, when, in reality, they are both Villa units with a 1 car garage (V-1), which has an undivided interest of 1.15% (because of the lesser amount of square footage in the garage). This error needs to be corrected, so that Units 5B and 5C are properly identified as V-1 Units with the proper proportion of the undivided interest; and

WHEREAS, if the undivided interest of these two units is adjusted to match the other V-1 units, the total of the undivided interest is less than 100%. As such, every Unit's interest needs to be proportionally adjusted so the total equals 100%.

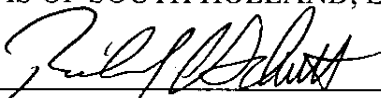
NOW, THEREFORE, The Villas of South Holland, L.L.C., as Declarant, and the Villas of South Holland Condominium Association (an Illinois not-for-profit corporation), which as of April 20, 1999, has consisted of a Board of Trustees elected by the owners of the Condominium Units with all power and authority over the Association transferred from Declarant to the Association pursuant to Article VII, Section 4 of the Declaration, as owner in fee simple of the subject property and as Agents for the Unit Owners under the Power of Attorney for each Unit Owner granted under Article XVIII, Section 1, subparagraph (c) of the Declaration, for the purposes above set forth, hereby declare the Declaration to be amended as follows:


1. Exhibit "C" of the Declaration is hereby amended by deleting said Exhibit C and substituting therefore Exhibit C attached hereto. Specifically, Units 5B and 5C shall now be identified as Villa-1 (V-1) Units. In addition, the percentage of ownership for each type of unit shall be amended as follows: Villa-1 Units (V-1) shall have an undivided interest of 1.16%; Villa-2 Units (V-2) shall have an undivided interest of 1.4642308%; and Chateau Units (CH-2) shall have an undivided interest of 1.755%. While the amount of the ownership in the undivided interest and common elements has been amended, the proportionate percentage of such ownership has not been materially altered or changed in any way by this amendment.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this fifteenth day of October, 2000.

VILLAS OF SOUTH HOLLAND, L.L.C.

BY: 
(Print Name) Richard C. Schutt
ITS: Manager

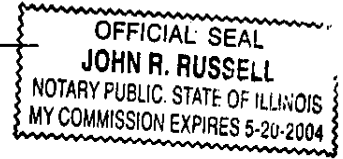
BY: 
(Print Name) James M. Oberman

SEVENTH AMENDMENT TO
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FOR THE VILLAS OF SOUTH HOLLAND

ITS: Manager

This instrument was acknowledged before me by Richard C. Schutt and James M. Oberman, the managers of VILLAS OF SOUTH HOLLAND, L.L.C., an Illinois Limited Liability Company, on its behalf, this fifteenth day of October, 2000.

John R. Russell
NOTARY PUBLIC



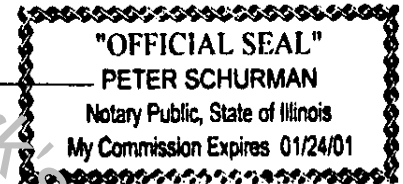
VILLAS OF SOUTH HOLLAND CONDOMINIUM ASSOCIATION,

By: [Signature]
President

Attest: [Signature]
Secretary

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named President and Secretary of the VILLAS OF SOUTH HOLLAND CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary 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 Corporation for the used and purposes therein set forth; and the Secretary then and there acknowledged that said Secretary as custodian of the corporate records said corporation caused his/her signature to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said corporation, acknowledging it for the uses and purposes herein set forth, this fifteenth day of October, 2000.

[Signature]
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY & MAIL TO:

JOHN R. RUSSELL
Attorney at Law
12450 West Cheshire Court
Lockport, Illinois 60441

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Property of Cook County Clerk's Office

My Commission Expires 02/28/2011
History Public State of Illinois
PETER SCHURMAN
"OFFICIAL SEAL"

ENCLOSURE

EXHIBIT C

CLUB DECLARATION OF CONDOMINIUM
VILLAS OF SOUTH HOLLAND CONDOMINIUM

Unit Information

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Street Address</u>	<u>Undivided Interest</u>
1A	V-2	111 East 163 rd Street	1.4642308
1B	CH-2	115 East 163 rd Street	1.755
1C	CH-2	113 East 163 rd Street	1.755
1D	V-2	117 East 163 rd Street	1.4642308
2A	CH-2	100 East 163 rd Street	1.755
2B	V-2	104 East 163 rd Street	1.4642308
2C	V-2	102 East 163 rd Street	1.4642308
2D	CH-2	106 East 163 rd Street	1.755
3A	CH-2	101 East 162 nd Place	1.755
3B	V-1	105 East 162 nd Place	1.16
3C	V-1	103 East 162 nd Place	1.16
3D	CH-2	107 East 162 nd Place	1.755
4A	CH-2	131 East 162 nd Place	1.755
4B	V-2	135 East 162 nd Place	1.4642308
4C	V-2	133 East 162 nd Place	1.4642308
4D	CH-2	137 East 162 nd Place	1.755
5A	CH-2	100 East 162 nd Place	1.755
5B	V-1	104 East 162 nd Place	1.16
5C	V-1	102 East 162 nd Place	1.16
5D	CH-2	106 East 162 nd Place	1.755
6A	CH-2	120 East 162 nd Place	1.755
6B	V-2	124 East 162 nd Place	1.4642308
6C	V-2	122 East 162 nd Place	1.4642308
6D	CH-2	126 East 162 nd Place	1.755

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7A	V-2	110 East 162 nd Lane	1.4642308
7B	CH-2	114 East 162 nd Lane	1.755
7C	CH-2	112 East 162 nd Lane	1.755
7D	V-2	116 East 162 nd Lane	1.4642308
8A	CH-2	130 East 162 nd Place	1.755
8B	V-2	134 East 162 nd Place	1.4642308
8C	V-2	132 East 162 nd Place	1.4642308
8D	CH-2	136 East 162 nd Place	1.755
9A	V-2	140 East 162 nd Lane	1.4642308
9B	CH-2	144 East 162 nd Lane	1.755
9C	CH-2	142 East 162 nd Lane	1.755
9D	V-2	146 East 162 nd Lane	1.4642308
10A	V-2	150 East 162 nd Lane	1.4642308
10B	CH-2	154 East 162 nd Lane	1.755
10C	CH-2	152 East 162 nd Lane	1.755
10D	V-2	156 East 162 nd Lane	1.4642308
11A	V-2	16231 Michigan Avenue	1.4642308
11B	CH-2	16235 Michigan Avenue	1.755
11C	CH-2	16233 Michigan Avenue	1.755
11D	V-2	16237 Michigan Avenue	1.4642308
12A	V-2	161 East 162 nd Lane	1.4642308
12B	CH-2	165 East 162 nd Lane	1.755
12C	CH-2	163 East 162 nd Lane	1.755
12D	V-2	167 East 162 nd Lane	1.4642308
13A	V-2	16241 Michigan Avenue	1.4642308
13B	CH-2	16245 Michigan Avenue	1.755
13C	CH-2	16243 Michigan Avenue	1.755
13D	V-2	16247 Michigan Avenue	1.4642308
14A	V-2	151 East 163 rd Street	1.4642308
14B	CH-2	155 East 163 rd Street	1.755
14C	CH-2	153 East 163 rd Street	1.755
14D	V-2	157 East 163 rd Street	1.4642308

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15A	V-2	141 East 163 rd Street	1.4642308
15B	CH-2	145 East 163 rd Street	1.755
15C	CH-2	143 East 163 rd Street	1.755
15D	V-2	147 East 163 rd Street	1.4642308
16A	V-1	131 East 163 rd Street	1.16
16B	V-1	135 East 163 rd Street	1.16
16C	V-1	133 East 163 rd Street	1.16
16D	V-1	137 East 163 rd Street	1.16
		Total	<u>100.00</u>

NOTE: All street addresses are in South Holland, Illinois, 60473

Property of Cook County Clerk's Office

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MAILING ADDRESS:

103 East 163rd Street,
South Holland, IL
60473

COUNTY: COOK

LEGAL DESCRIPTION:

UNIT 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D, 9A, 9B, 9C, 9D, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 13A, 13B, 13C, 13D, 14A, 14B, 14C, 14D, 15A, 15B, 15C, 15D, 16A, 16B, 16C, 16D

IN THE VILLAS OF SOUTH HOLLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN VILLAS OF SOUTH HOLLAND, A PLANNED UNIT DEVELOPMENT, OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF THE C. & E.I. RAILROAD AND LYING SOUTH OF THE RIGHT OF WAY OF 162ND STREET (U.S. ROUTE 6) AND EXCEPTING THEREFROM THE SOUTH 509 FEET THEREOF, ALL IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97828835 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Cook County Clerk's Office