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Cook County Recorder 63.00

SIXTEENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND  
COVENANTS FOR HIDDEN LAKE ESTATES CONDOMINIUM  
PALOS HILLS, ILLINOIS



This Sixteenth Amendment to Declaration made this 31st  
day of December, 1999 by the Hidden Lake Estates  
Condominium Association, Palos Hills, Illinois.

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership  
("Declaration") for Hidden Lake Estates Condominium  
("Condominium") recorded in the Office of the Recorder of  
Deeds of Cook County, Illinois on April 29, 1980 as  
Document No. 25439399, certain property was submitted to  
the provisions of the Illinois Condominium Property Act  
("Act") as part of the Condominium and four units were  
created; and

WHEREAS, by the First Amendment to the Declaration,  
recorded in the Office of the Recorder of Deeds of Cook  
County, Illinois on July 2, 1981 as Document No. 25925710,  
a portion of the Additional Land was submitted to the Act  
as part of the Condominium and fourteen units were created;  
and

WHEREAS, by the Second Amendment to the Declaration,  
recorded in the Office of the Recorder of Deeds of Cook  
County, Illinois on January 27, 1983 as Document No.  
26486473, certain Additional Land was submitted to the Act  
as part of the Condominium and eleven units were created;  
and

WHEREAS, by the Third Amendment to the Declaration,  
recorded in the Office of the Recorder of Deeds of Cook  
County, Illinois on August 14, 1984 as Document No.  
27213863, the Declaration was amended so as to provide that  
voting by the unit owners in the Condominium would  
thereafter be taken and computed on the basis of one vote  
per unit; and

WHEREAS, on April 30, 1987, a Judgment for Specific  
Performance was entered in the case entitled "Hidden Lake  
Estate Condominium Association, Inc. vs. Palos Bank and

RECORDING FEE \$ 63.00  
DATE 1/24/00 COPIES 6  
BY JIM TEGAN

(M)

Trust Company, et al., in the Circuit Court of Cook County, Illinois, Case No. 84 CH 10362, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1987 as Document No. 87231072, pursuant to which certain property therein legally described ("Development Area") was required to be submitted to the Act as part of the Condominium; and

WHEREAS, on October 28, 1987, a Judgment was entered in the case entitled "Board of Managers of the Hidden Lake Estates Condominium Association, Inc. vs. Capitol Federal Savings and Loan Association, et al., in the Circuit Court of Cook County, Illinois, Case No. 86 CH 9164, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 28, 1987 as Document No. 87581613, pursuant to which a Board Resolution amending the Declaration was approved and confirmed by the Court; and

WHEREAS, by the Fourth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 6, 1988 as Document No. 88142209, Section 4(c) of the Declaration was amended by the Board of Managers ("Board") of the Hidden Lake Estates Condominium Association ("Association") and two-thirds (2/3rds) of the Unit Owners voting on the amendment so as to provide that the obligation to maintain and repair the limited common elements would thereafter be imposed upon the owner of each Unit as to the limited common elements appurtenant to his Unit; and

WHEREAS, by the Fifth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 6, 1988 as Document No. 88460283, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Sixth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 27, 1988 as Document No. 88494978, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Seventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 15, 1989 as Document No. 89071906, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eighth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 22, 1989 as Document No. 89285664, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Ninth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 11, 1989 as Document No. 89482182, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Tenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 2, 1989 as Document No. 89521267, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eleventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 20, 1989, as Document No. 89607413, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Twelfth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 17, 1990, as Document No. 90172544, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, by the Thirteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1991 as Document No. 91680695, Article 8 paragraphs (c) (Terms of Directors) and (j) (Annual Meeting) were amended; and

WHEREAS, by the Board of Managers Amendment to the Declaration and prior 13 Amendments thereto, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1991, as Document No. 91680696 corrected the unit percentage interest in the common elements as specified therein and eliminated proposed units that were included in error; and

WHEREAS, by the Fourteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 26, 1992 as Document No. 92200910, a portion of the Additional Land was submitted to the Act as part of the Condominium and addition units were created; and

WHEREAS, by the Fifteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 19, 1997 as Document No. 97438397, modified the obligations of the Association as set forth in Document No. 87581613; and

WHEREAS, at a meeting of the Unit Owners called to approve certain changes and modifications to the Declarations and Bylaws of said Association, and the same having been duly approved by the members now and before in the Hidden Lake Estates Condominium Association hereby amends the Declaration as follows:

Section 4 of the Declaration shall be amended to add the following language:

"Unit" as defined herein shall include vacant lots and all references herein regarding the obligations of unit owners shall include the owners of vacant lots as the same as fully improved units.

APPROVED by two-thirds of the total votes of the voting members this 31st day of December, 1999.

HIDDEN LAKE ESTATES CONDOMINIUM

BY: James G. [Signature]  
President

ATTEST:

Ab Z

Harold Rubin

La M. Allen

John Gysza

Bonnie Sisson

Theodore C. Bozyp

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Property of Cook County Clerk's Office

STATE OF ILLINOIS     )  
                                  ) ss.  
COUNTY OF COOK        )

AFFIDAVIT OF MAILING

Kelly J. Marsh, being first duly sworn on oath deposes and states that a copy of the Amendment to Declaration has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit ownership not less than ten (10) days prior to the recording of the Sixteenth Amendment to Declaration.

*Kelly J. Marsh*

Subscribed and Sworn  
to this 12th day of  
January, 2000

*Naomi H. Schuster*

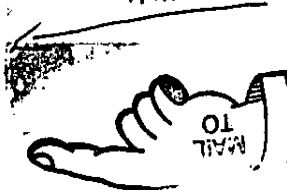
Notary Public



THIS DOCUMENT PREPARED BY:

Naomi H. Schuster  
11800 S. 75<sup>th</sup> Avenue  
Suite 100  
Palos Heights, IL 60463  
708/448-8081

MAILED:



LEGAL DESCRIPTION

UNITS 1-12, 14-29A, 30, 30A, 31, 31A, 32-53, AS DELINEATED ON THE PLAT OF SURVEY DATED APRIL 29, 1980 AND RECORDED AS DOCUMENT NUMBER 25439399 AND SUBSEQUENTLY AMENDED BY ADDITIONS DATED, 1<sup>ST</sup> AMENDMENT - 6/25/81, 2<sup>ND</sup> AMENDMENT - 10/27/82, 3<sup>RD</sup> AMENDMENT - 8/14/84, 4<sup>TH</sup> AMENDMENT - 6/6/88, 5<sup>TH</sup> AMENDMENT - 9/29/88, 6<sup>TH</sup> AMENDMENT - 10/25/88, 7<sup>TH</sup> AMENDMENT - 2/14/89, 8<sup>TH</sup> AMENDMENT - 6/15/89, 9<sup>TH</sup> AMENDMENT - 10/10/89, 10<sup>TH</sup> AMENDMENT - 10/30/89, 11<sup>TH</sup> AMENDMENT - 12/15/89, 12<sup>TH</sup> AMENDMENT - 4/9/90, 13<sup>TH</sup> AMENDMENT - 12/27/91, 14<sup>TH</sup> AMENDMENT - 3/26/92, 15<sup>TH</sup> AMENDMENT - 6/19/97 RESPECTIVELY AND RECORDED 1<sup>ST</sup> AMENDMENT - 25925710, 2<sup>ND</sup> AMENDMENT - 26286473, 3<sup>RD</sup> AMENDMENT - 27213863, 4<sup>TH</sup> AMENDMENT - 88142209, 5<sup>TH</sup> AMENDMENT - 88460283, 6<sup>TH</sup> AMENDMENT - 88494978, 7<sup>TH</sup> AMENDMENT - 89071906, 8<sup>TH</sup> AMENDMENT - 889285664, 9<sup>TH</sup> AMENDMENT - 89482182, 10<sup>TH</sup> AMENDMENT - 89521267, 11<sup>TH</sup> AMENDMENT - 89607413, 12<sup>TH</sup> AMENDMENT - 90172544, 13<sup>TH</sup> AMENDMENT - 91680695, BOARD AMENDMENT - 91680696, 14<sup>TH</sup> AMENDMENT - 92200910, 15<sup>TH</sup> AMENDMENT - 97438397 RESPECTIVELY OF HIDDEN LAKE ESTATES CONDOMINIUM, A CONDOMINIUM DEVELOPMENT OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH RESERVE LINE OF THE CAIUMET FEED CANAL, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.# 23-22-200-082-1001 THROUGH 1055.