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0010326726

# EXHIBIT

ATTACHED TO

0010326726

DOCUMENT NUMBER

4-20-01

SEE PLAT BOOK

UNOFFICIAL COPY

EXHIBIT ATTACHED

0010326726

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2001-04-20 14:47:57

Cook County Recorder 75.00

FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS,  
RESTRICTIONS AND COVENANTS FOR  
ST. JOHN'S COMMONS CONDOMINIUM  
AND  
ST. JOHN'S COMMONS CONDOMINIUM BYLAWS

THIS FIRST AMENDMENT TO DECLARATION, made by First National Bank of Illinois, not personally but solely as Trustee pursuant to a Trust Agreement dated April 1, 1991 and known as Trust Number 4033 ("Declarant").

7847057 JSG-057

WITNESSETH:

- A. Pursuant to the provisions of a certain Declaration of Condominium Ownership, Easements, Restrictions and Covenants for St. John's Commons Condominium (the "Declaration"), recorded on June 10, 1997 in the office of the Recorder of Deeds of Cook County, Illinois, as Document 97410753, Declarant submitted certain Property to the provisions of the Condominium Property Act of the State of Illinois (the "Act"). The Property is commonly known as St. John's Commons Condominium in Lansing Cook County, Illinois (the "Condominium"). All words which are used in this Amendment and which are defined in Article I of the Declaration shall have the same definitions as those contained in Article I of the Declaration.
- B. Pursuant to the provisions of Article X of the Declaration, Declarant reserved the option from time to time, within a period of seven (7) years after the date of recording of the Declaration in the Office of the Recorder of Deeds of Cook County, Illinois, to add-on and annex to the Property all or any portion of the Additional Land.
- C. The Declarant now desires to so annex and add to the Property, and submit to the provisions of the Act and the Declaration, certain real estate legally described in Exhibit "C" attached hereto (the "Add-On Property"), which Add-On property is all of the Additional Land.

10

75  
[Handwritten signature]

RECORDED  
DATE 4-20-01  
OK BY [Signature]

-2-

NOW, THEREFORE, Declarant, as owner of the Add-On Property, and for the purposes hereinabove set forth, hereby amends the Declaration as follows:

1. The Add-On Property is annexed and added to the Property and is hereby submitted to the provisions of the Act in accordance with, and shall be deemed to be governed by, the terms and provisions of the Declaration, as hereby and as hereafter amended from time to time. Effective as of the date of this First Amendment, the Parcel which is legally described on the first page of the Declaration shall be amended to the legal description set forth on Exhibit "E" attached hereto.
2. Exhibit "A" attached to the Declaration, which is the Plat pictorially describing the Property, is amended by adding thereto pages 3 of 4 and 4 of 4, attached hereto.
3. Exhibit "B" to the Declaration is hereby amended by deleting said Exhibit "B" in its entirety and substituting therefor First Amended Exhibit "B" which is attached hereto. The percentages of ownership in the Common Elements, including the Common Elements attributable to the Add-On Property, allocable to each Unit, including all existing Units and additional Units added by this First Amendment to the Declaration, are hereby amended to the percentages set forth in First Amended Exhibit "B" attached hereto.

As amended by this First Amendment, the Declaration shall be and remain in full force and effect.

THIS FIRST AMENDMENT TO DECLARATION is executed by First National Bank of Illinois, not personally, but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person or entity hereafter claiming any interest under this First Amendment to Declaration that First National Bank of Illinois, as Trustee as aforesaid and not personally has executed this First Amendment to Declaration for the sole purpose of subjecting the title holding interest and the trust estate under said Trust Number 4033 to the terms of this First Amendment to Declaration; that any and all obligations, duties, covenants and

agreements of every nature herein set forth by First National Bank of Illinois, As Trustee as aforesaid, to be kept and performed, and discharged by First National Bank of Illinois, as Trustee as aforesaid are not intended to be kept, performed and discharged by First National Bank of Illinois or any beneficiary of First National Bank of Illinois, personally; and further, that no duty shall rest upon First National Bank of Illinois, either personally or as such Trustee, or any beneficiary of said Trust Number 4033 to sequester trust assets, rentals, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this First Amendment to Declaration, except where said Trustee is acting pursuant to director as provided by the terms of said Trust Number 4033 and after the Trustee has been supplied with funds required for the purpose. In the event of conflict between the terms of this paragraph and of the remainder of this first Amendment to Declaration on any question of apparent liability or obligation resting upon said Trustee, the exculpatory provisions hereof shall be controlling.

IN WITNESS WHEREOF, THE SAID First National Bank of Illinois, as Trustee as aforesaid and not personally, has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents by its duly authorized officers, as of the \_\_\_ day of March, 2001.

FIRST NATIONAL BANK OF ILLINOIS  
As Trustee as aforesaid and not personally

By: SEE SIGNATURE SHEET ATTACHED HERETO

(seal)

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

MAIL TO

This Document prepared by:  
R. A. Biederman Law Offices  
18107 Torrence Avenue  
Lansing, IL 60438

THIS INSTRUMENT IS EXECUTED BY THE UNDERSIGNED TRUSTEE, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER THE TERMS OF THAT CERTAIN AGREEMENT DATED APRIL 1, 1991, CREATING TRUST NO. 4033 AND IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE PARTIES HERETO, ANYTHING HEREIN TO THE CONTRARY NOTWITHSTANDING, THAT EACH AND ALL OF THE COVENANTS, UNDERTAKINGS, REPRESENTATIONS AND AGREEMENTS HEREIN MADE ARE MADE AND INTENDED, NOT AS PERSONAL COVENANTS, UNDERTAKINGS, REPRESENTATIONS AND AGREEMENTS OF THE TRUSTEE, INDIVIDUALLY, OR FOR THE PURPOSE OF BINDING IT PERSONALLY BUT THIS INSTRUMENT IS EXECUTED AND DELIVERED BY THE FIRST NATIONAL BANK OF ILLINOIS, LANSING, ILLINOIS, AS TRUSTEE, SOLELY IN THE EXERCISE OF THE POWERS CONFERRED UPON IT AS SUCH TRUSTEE UNDER SAID AGREEMENT AND NOT PERSONAL LIABILITY OR PERSONAL RESPONSIBILITY IS ASSUMED BY NOR SHALL AT ANY TIME BE ASSERTED OR ENFORCED AGAINST FIRST NATIONAL BANK OF ILLINOIS, LANSING, ILLINOIS, ON ACCOUNT HEREOF, OR ON ACCOUNT OF ANY COVENANT, UNDERTAKING, REPRESENTATION OR AGREEMENT HEREIN CONTAINED, EITHER EXPRESSED OR IMPLIED, ALL SUCH PERSONAL LIABILITY, IF ANY BEING HEREBY EXPRESSLY WAIVED AND RELEASED BY THE PARTIES HERETO OR HOLDER HEREOF, AND BY ALL PERSONS CLAIMING BY OR THROUGH OR UNDER SAID PARTIES OR HOLDER HEREOF.

IN WITNESS WHEREOF, SAID FIRST NATIONAL BANK OF ILLINOIS, LANSING, ILLINOIS, HAS CAUSED ITS NAME TO BE SIGNED TO THESE PRESENTS BY A VICE PRESIDENT & TRUST OFFICER AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS TRUST OFFICER.

FIRST NATIONAL BANK OF ILLINOIS,  
LANSING, ILLINOIS AS TRUSTEE  
AFORESAID AND NOT PERSONALLY.

BY: David G. Clark  
DAVID G. CLARK, V.P. & T.O.

ATTEST:

Carol J. Steinhauer  
CAROL J. STEINHAUER, TRUST OFFICER

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

I JENNIFER L. RAMIREZ, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN THE STATE AFORESAID, DO HEREBY CERTIFY, THAT DAVID G. CLARK, VICE PRESIDENT & TRUST OFFICER OF THE FIRST NATIONAL BANK OF ILLINOIS, LANSING, ILLINOIS A NATIONAL BANKING ASSOCIATION, AND CAROL J. STEINHAUER, TRUST OFFICER, OF SAID FIRST NATIONAL BANKING ASSOCIATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFOREGOING INSTRUMENT AS SUCH VICE PRESIDENT & TRUST OFFICER AND TRUST OFFICER, RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, AND AS THE FREE AND VOLUNTARY ACT OF SAID NATIONAL BANKING ASSOCIATION, AS TRUSTEE, FOR THE USES AND PURPOSES THEREIN SET FORTH; AND THE SAID CAROL J. STEINHAUER, TRUST OFFICER DID ALSO THEN AND THERE ACKNOWLEDGE THAT SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION, DID AFFIX THE SAID CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION, TO SAID INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13TH DAY OF APRIL, 2001.

MY COMMISSION EXPIRES:



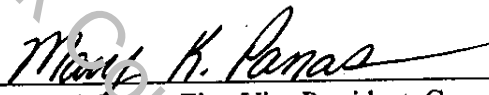
Jennifer L. Ramirez  
NOTARY PUBLIC

**Consent and Authorization**

~~THIS IS TO CERTIFY~~ that a loan made by Citizens Financial Services, FSB (Lender) to First National Bank of Illinois, not personally but solely as Trustee to a Trust Agreement dated April 1, 1991 and known as Trust Number 4033 in amount of \$1,600,000.00, hereby gives consent and authorization to this *First Amendment to Declaration of Condominium Ownership, Easements, Restrictions and Covenants for St. John's Commons Condominium and St. John's Commons Condominium Bylaws.*

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of April 2001.

**CITIZENS FINANCIAL SERVICES, FSB**

  
\_\_\_\_\_  
Mary K. Panas, First Vice President, Commercial Loan Officer

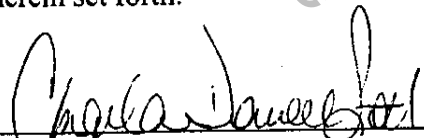
State of Indiana )

) SS:

County of Lake )

Before me, the undersigned, a Notary Public in and for said County, this 10<sup>th</sup> day of April, 2001, personally appeared Mary K. Panas, personally known to me to be the First Vice President, Commercial Loan Officer of Citizens Financial Services, FSB, and acknowledge that as such officer signed, attested and delivered the annexed Consent and Authorization, pursuant to the authority of the Board of Directors of said corporation, as a free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

**WITNESS MY HAND** and official seal

  
\_\_\_\_\_  
Angela Dowell-Lott, Notary Public

My Commission Expires: 4-26-08  
County of Residence: Lake

EXHIBIT "C"

The Additional Land

Parcel 1:

Lots 10, 11 and 12 and the Public Alley (now vacated) South of Lot 12 and North of Lot 11 aforesaid, I Doston and Lange's Subdivision of Lands in the Northwest corner of the Southeast fractional  $\frac{1}{2}$  of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

The East  $\frac{1}{2}$  of the vacated alley lying West of and adjoining Parcel 3 aforesaid.

Property of Cook County Clerk's Office



EXHIBIT "E"

Amended Legal Description of parcel which is legally described on the first page of the original Declaration of Condominium Ownership, Easements, Restrictions and Covenants for St. John's Commons Condominium, recorded June 10, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 97410753.

Parcel 1:

Lots 20, 21 and 22 and the Public Alley (now vacated) lying South of Lot 21 and North of Lot 22 aforesaid, in Dolton and Lange's Subdivision of Lands in the Northwest corner of the Southeast fractional 1/4 of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

The West 1/2 of the vacated alley lying East of and adjoining Parcel 1 aforesaid;

Parcel 3:

Lots 10, 11 and 12 and the Public Alley (now vacated) South of Lot 12 and North of Lot 11 aforesaid, in Dolton and Lange's Subdivision of Lands in the Northwest corner of the Southeast fractional 1/4 of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 4:

The East 1/2 of the vacated alley lying West of and adjoining Parcel 3 aforesaid.

3032 403 024

3032 403 027

3032 403 128 1001-1015



FIRST AMENDED EXHIBIT "B"

Unit Number	Percentage Ownership Of Common Elements	Unit Number	Percentage Ownership Of Common Elements
1A	3.6535	18216-1A	3.6535
1B	3.2448	18216-1B	3.2448
1C	3.2448	18216-1C	3.2448
1D	3.2220	18216-1D	3.2220
1E	3.1880	18216-1E	3.1880
2A	3.6990	18216-2A	3.6990
2B	3.2901	18216-2B	3.2901
2C	3.2901	18216-2C	3.2901
2D	3.2675	18216-2D	3.2675
2E	3.2334	18216-2E	3.2334
3A	3.6763	18216-3A	3.6763
3B	3.2675	18216-3B	3.2675
3C	3.2675	18216-3C	3.2675
3D	3.2448	18216-3D	3.2448
3E	3.2107	18216-3E	3.2107
			100.0000

EXHIBIT ATTACHED