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0010944555

EXHIBIT

ATTACHED TO

0010944555

DOCUMENT NUMBER

10-11-01

SEE PLAT BOOK

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Property of Cook County Clerk's Office

2004-10-10

10-11-01

This instrument was prepared by,
and after recording
should be returned to:

0010944555

8240/0139 45 001 Page 1 of 6
2001-10-11 10:58:52
Cook County Recorder 59.00

David G. Spak, Esq.
One Northfield Plaza, Suite 210
Northfield, Illinois 60093

Property Address:
Units 2B and 2C
2365 North Waukegan Road
Northbrook, Illinois 60062

Property Identification Number:
04-14-301-006-1006 and 04-14-301-006-1007
(affects property in question
and other land)

EXHIBIT ATTACHED

FIRST AMENDMENT TO DECLARATION
FOR THE PONDS AT SUNSET RIDGE, A GATED CONDOMINIUM COMMUNITY

THIS FIRST AMENDMENT TO DECLARATION FOR THE PONDS AT SUNSET RIDGE, A GATED
CONDOMINIUM COMMUNITY is entered into as of the 10th day of February, 2001 by JOSEPH J. FREED, not
personally, but solely as Trustee of the JIF Investment Trust dated December 15, 1982 ("Owner"), in its capacity as the
Unit Owner of Units 2B and 2C (the "Units") in the Ponds at Sunset Ridge, a Gated Condominium Community, 2365
North Waukegan Road, Northbrook, Illinois.

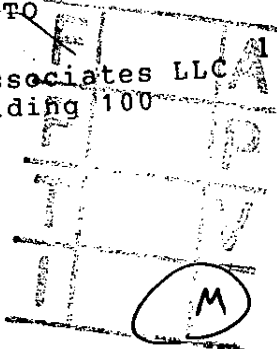
WITNESSETH:

WHEREAS, the Units were legally created pursuant to Declaration for the Ponds at Sunset Ridge, a Gated
Condominium Community recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 20,
1999 as Document Number 99986634 (the "Declaration") and are legally described as follows:

UNITS 2B AND 2C IN THE PONDS AT SUNSET RIDGE CONDOMINIUM, AS DELINEATED
ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 42 NORTH, RANGE 12 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
OF INTERSECTION OF THE WEST LINE OF SOUTHEAST 1/4 OF SECTION 14 WITH
MIDDLE LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND RUNNING THENCE
SOUTH ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 AND RUNNING THENCE
THENCE SOUTH 80 DEGREES 02 MINUTES WEST 420.70 FEET TO CENTER LINE OF
WAUKEGAN ROAD (TIMBER ROAD); THENCE NORTH 30 DEGREES 46 1/2 MINUTES
WEST 197.46 FEET ALONG CENTER LINE OF SAID ROAD TO A POINT WHICH IS NORTH
30 DEGREES 46 1/2 MINUTES WEST 662.29 FEET FROM INTERSECTION OF SOUTH LINE
OF SAID SECTION WITH CENTER LINE OF SAID ROAD; THENCE NORTH 80 DEGREES 02
MINUTES EAST 523.28 FEET TO PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS
(EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN OR USED FOR ROAD
PURPOSES)

AFTER RECORDING RETURN TO
Scott Sternfield
c/o Joseph Freed and Associates LLC
1400 S. Wolf Road, Building 100
Wheeling, IL 60090



RECORDING FEE 59.00
DATE 10/11/01
BY [Signature] 9M
[Signature]

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WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99986634, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

WHEREAS, Owner, as the Unit Owner of the Units, desires to reconfigure the Units by moving the demising walls between the Units, changing the sizes of the Units, as permitted pursuant to the Illinois Condominium Property Act (the "Act") and the Declaration; and

WHEREAS, as a result of the changes in the sizes of the Units, Owner has proposed a reallocation of the Units' respective Undivided Interest in the Common Elements and the Board has approved the same pursuant to the Board's consent to this Amendment attached hereto as Exhibit A and made a part hereof by this reference; and

WHEREAS, terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration; and

WHEREAS, this Amendment has been signed by all parties and by all Unit Owners having any rights to use the Limited Common Elements affected;

NOW, THEREFORE, Owner, for the purposes above set forth, hereby amends the Declaration as follows:

1. The boundaries of Units 2B and 2C as set forth in the Plat attached to and made a part of the Declaration are hereby amended and substituted as set forth in the amending plat of the Units attached hereto as Exhibit B and made a part hereof by this reference (the "Amending Plat"). From and after the recording of this Amendment in the Office of the Recorder of Deeds of Cook County, Illinois, Units 2B and 2C shall consist of the space enclosed and bounded by the planes constituting boundaries of such Unit as shown on the Amending Plat.

2. Exhibit D to the Declaration is hereby amended by adjusting the Undivided Interests and other information regarding Units 2B and 2C as follows:

	Living Sq. Ft.	Parking Space Sq. Ft.	Total	Undivided Interests (Percent)
Unit 2B	2628.73	360	2988.73	9.2551
Unit 2C	1918.35	360	2278.35	7.0552

3. Except as expressly set forth in this Amendment, the Declaration shall remain in full force and effect without modification, change or amendment.

IN WITNESS WHEREOF, Declarant and Owners have executed this Amendment as of the day and year first above written.

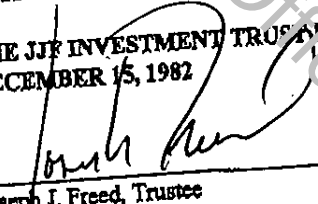
UNIT OWNER OF UNIT 2B

THE JJF INVESTMENT TRUST DATED
DECEMBER 15, 1982


Joseph J. Freed, Trustee

UNIT OWNER OF UNIT 2C:

THE JJF INVESTMENT TRUST DATED
DECEMBER 15, 1982


Joseph J. Freed, Trustee

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STATE OF ILLINOIS

)
)SS.
)

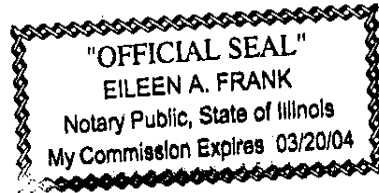
COUNTY OF COOK

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph J. Freed, the Trustee of the JJF Investment Trust dated December 15, 1982, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Trustee appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 10th day of February, 2001.

Eileen A. Frank
NOTARY PUBLIC

Commission Expires: 3/20/04



Property of Cook County Clerk's Office

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CONSENT OF MORTGAGEE

No. Trust Bank, holder of a Mortgage on the Property legally described on Exhibit A attached hereto, hereby consents to the execution and recording of the within First Amendment to Declaration for the Ponds at Sunset Ridge, a Gated Condominium Community and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, No. Trust Bank has caused this Consent of Mortgages to be signed by its duly authorized officer on its behalf, all done at 9555 Waukegan on this 12 day of Feb, 2001.
Waukegan, IL



By: [Signature]
Its: [Signature]

STATE OF IL
COUNTY OF LAKE

The undersigned, a Notary Public in and for said County and State, do hereby certify that JANE KERTGAN the [Signature] of No. TRUST BANK as such appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13 day of February, 2001.

Katherine Robart
NOTARY PUBLIC

Commission Expires: 2/9/2004

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EXHIBIT A

CONSENT AND APPROVAL

The Board of Directors of the Ponds at Sunset Ridge, a Gated Condominium Community, an Illinois not-for-profit corporation and condominium association, hereby certifies and acknowledges that it has received written request to approve the foregoing First Amendment to Declaration for the Ponds at Sunset Ridge, a Gated Condominium Community, including, without limitation, the changes to the boundaries and sizes of Units 2B and 2C and the corresponding changes to their respective Undivided Interests. The Board has taken all necessary action to approve the same and hereby certifies such approval.

This Certification is dated as of Sept. 17, 2001.

THE PONDS AT SUNSET RIDGE, A GATED
CONDOMINIUM COMMUNITY, an Illinois not-for-
profit corporation

By: Senya Kalpake
Its: _____

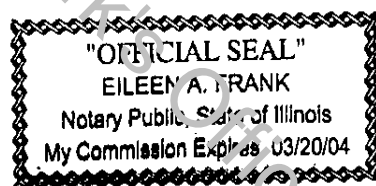
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SENYA KALPAKE, as PRESIDENT of The Ponds at Sunset Ridge, a Gated Condominium Community, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such PRESIDENT, appeared before me this day in person and acknowledged that SHE signed and delivered the said instrument as _____ 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 17 day of Sept, 2001.

Eileen A. Frank
NOTARY PUBLIC

Commission Expires: 3/20/04



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EXHIBIT ATTACHED