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# EXHIBIT

ATTACHED TO

0011227285

DOCUMENT NUMBER

12-26-0

SEE PLAT BOOK

Box 15

### **UNOFFICIAL COPY**

Property of Cook Control Clerks Office 3-36

PREPARED BY & MAIL TO: P.D. Hartz Construction Company, Inc. 8995 WEST 95TH STREET PALOS HILLS, IL 60465 Original Document No. 0010260028

THIRD AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, AND
COVENANTS FOR BRADFORD
CONDOMINIUM

THIS DECLARATION is made by Standard Bank and Trust, as Trustee under Trust Number 14610, dated October 24, 1994, hereinafter known as "Declarant" and P. D. Hartz Construction Company, Inc. hereinafter known as "Leveloper".

EXHIBIT ATTACHED

#### **WITNESSETH**

WHEREAS, by the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0010260028 on April 2, 2001. Standard Bank and Trust, as Trustee, under Trust Number 14610, dated October 24, 1994, and not individually, submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as Standford Condominium; and

WHEREAS, under Paragraph 1 of Article XIX of the Declaration, the right is reserved by the Developer P.D. Hartz Construction Company, Inc., to ar nex and add certain real property to the Parcel and Property described in the Declaration, and thereby add to the Condominium; and

WHEREAS, Standard Bank and Trust, as Trustee under Trus. Agreement dated October 24, 1994, and known as Trust No. 14610, is the legal title holder of the property to be annexed and P.D. Hartz Construction Company, Inc. is the Developer and wishes to annex and add to said Parcel and Property, and thereby submit to the Act as a part of the Condomization the following real property (the "Additional Property"):

Towns	Lot 132 in the Arbors of Jus ship 38 North, Range 12 East	tice unit No. 4 subdivision of part of the Third Principal Meridian, in	of the Nortl Cook Cour	n ½ of Section 26, nty, Illinois.	A
PIN:	18-26-200-009-0000		·	Annual Control of the	P
	18-26-102-052-0000 COMMON ADDRESSES:	7252 Bradford Court	٠.	The second secon	V
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which property is a portion of the Development Area described in said Declaration; and

WHEREAS, the Additional Property is now improved with one (1) building containing (5) five units as defined in the Declaration.

NOW THEREFORE, Standard Bank and Trust, as Trustee under Trust Agreement dated October 24, 1994, and known as Trust No. 14610, and not individually, as the legal title holder of the Additional Property and P.D. Hartz Construction Company, Inc. as the Developer, and for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

- 1. The Additional Property is hereby annexed to the parcel and Property as defined in Article I of the Deciaration and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.
- 2. The Plat attached to the Declaration as Exhibit "A" showing the boundaries of the Property and delineating and describing the Units contained therein, is hereby amended and supplemented by Exhibit "A" attached hereto showing the boundaries of the annexed Property and Describing the additional units contained in said annexed Property.
- 3. Exhibit "B" attached to the Declaration setting forth the percentages of the undivided interest in the common elements corresponding to each Unit described in Exhibit "A" prior to this Amendment are hereby reduced to the respective percentage interest in the common elements as set forth in Exhibit "B" attached bereto. Exhibit "C" attached to the Declaration is amended by the substitution of Exhibit "C" attached hereto.
- 4. The additional common elements added to the Declaration by this Amendment, are hereby granted and conveyed, all as set forth in the Declaration.
- Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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hereunto and caused its name to be signed hereto by its duly authorized officers, this 13th day of December, 2001.	
Standard Bank and Trust, as Trustee, under Trust Agreement No. 14610, dated October 24, 1994. and nepersonally  Senior  Vice President and/Trust Officer	ot
ATTEST:  Assistant Trust Officer  Donna Diviero, A.T.O.	
STATE OF ILLINOIS ) ) SS COUNTY OF COOK )	
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Thomas Clifford who is Vice President and/Trust Officer of Standard Bank and Trust, as Trustee under Trust Number 14610 dated October 24, 1994 and Doma Diviero who is A.T.O. of the same corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and 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 corporation, for the uses and purposes therein set forth, there acknowledge that he, as custodian of the Corporate Seal of said corporation, affixed the corporate seal to the foregoing instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.	**&
GIVEN under my hand and Notarial Seal this <u>13th</u> day of <u>December</u> , 2001.	
My Commission Expires:  "OFFICIAL SEAL"  Marlene Hebert  Notary Public, State of Illinois  My Commission Expires 12-14-03	

### RIDER ATTACHED TO THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP

DATED OCTOBER 24, 1994 UNDER TRUST NO. 14610

Executed and delivered by Standard Bank and Trust, not in its individual capacity, but solely in the capacity herein described, for the purpose of binding the herein described property, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding that each and all of the undertakings and agreements herein made, are made and intended not as personal undertakings and agreements of the Trustee, or for the purpose of binding the Trustee personally, but executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against said Trustee on account hereof or on account of any undertaking or agreement herein contained, either expressed or implied. All such personal liability, if any being hereby expressly waived and released by all other parties hereto, and those claiming by, through or under them.

Standard Bank and Trust, not individually, but as Trustee under Trust Number 14610 and not personally

BY.

Vice President & KNOK X OF Senior Trust Officer

Thomas Clifford

ATTEST:

/ Assistant Trust Øfficer

Donna Diviero

This instrument is six, at seeled and delivered by STANDARD BANK AND TRUST COMPANY, solely in its appeary as Trustee as aforesaid. Any and all duties, obligations and liabilities of the russee hereunder are to be performed by said STANDARD BANK AND TRUST COMPANY only as such Trustee. Any claims, demands and liabilities which may at any time be a said against the Trustee hereunder shall be paid, collected or satisfied against only the amount of a said STANDARD BANK AND TRUST COMPANY as Trustee as aforesaid, and the said STANDARD BANK AND TRUST COMPANY do a not undertake, nor shall it have any personal or individual liability or congrigor of any nature whatsoever by virtuing the execution and cellivery hereof, nor small' STANDARD BANK AND TRUST COMPANY, either individually or as Trustees, be under any duty or obligation to sequester the reachs, issues and profits arising from the preperty described or any other property which it may hold under the terms and conditions of an Trust Agreement.

#### **CONSENT OF MORTGAGEE**

Standard Bank and Trust, the owner and holder of the mortgages, dated June 26, 1995 and recorded June 29, 1995, as Document No. 95-420-541 in the Office of the Recorded of Deeds of Cook County, Illinois, on the property, hereby consent to the execution and recording of the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Bradford Condominium Association.

IN WITNESS WHEREOF, the said Standard Bank and Trust has caused the instrument to be signed by its duly authorized officers on its behalf; all done at Cook County, Illinois, on the Thirteenth (ay of December, 2001. ATTEST: STATE OF ILLINOIS ) ) SS COUNTY OF COOK ) \_\_\_, a Notary Public in and for the said County and State, DO HEREBY CERTIFY that Stephen Treasy, and, Steven Deles respectively of, Standard Bank and Trust, personally known to me to be same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ , appeared before me and this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, or the uses and purposes therein set forth. Given under my hand and Notarial seal the "OFFICIAL SEAL" Cynthia Novosel Notary Public, State of Illinois My Commission Expires Mar. 27, 2004 My Commission Expires:

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### EXHIBIT "B" PERCENTAGE INTERESTS IN COMMON ELEMENTS FOR BRADFORD CONDOMINIUM ASSOCIATION

	135-7229	3.6160%
	135-7231	3.6160%
	135-7233	3.6160%
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### EXHIBIT "C" ADDITIONAL LAND

#### PARCEL ONE:

Lot 133 in the Arbors of Justice Unit Number 4 Subdivision of Part of the North 1/2 of Section 26, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, recorded as Document Number 00266039.

#### PARCEL TWO:

Lots 137 to 142 ir the Arbors of Justice Unit Number 5 Subdivision, recorded as Document 0010434100, Part of the North ½ of Section 26, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, formerly known as Lot 136 in the Arbors of Justice Unit Number 4 Subdivision Plat of the North ½ of Section 26, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, recorded as Document Number 00266039.

HIBIT ATTAC