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EXHIBIT

ATTACHED TO

00132717

DOCUMENT NUMBER

SEE PLAT BOOK

2-23-00

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00132717

THIS DOCUMENT PREPARED BY:

1387/0017 21 001 Page 1 of 13
2000-02-23 11:57:09
Cook County Recorder 87.00

James E. DeBruyn, Attorney
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462



AFTER RECORDING, RETURN TO:

BOX 360

EXHIBIT ATTACHED

General Property Address:

6830 Ridge Point Drive
Oak Forest, IL 60452

P.I.N.: 28-18-101-039

**THIRD AMENDMENT TO THE DECLARATION ESTABLISHING A PLAN
FOR CONDOMINIUM OWNERSHIP FOR "RIDGE POINT CONDOMINIUMS"
CITY OF OAK FOREST, COOK COUNTY, ILLINOIS**

THIS THIRD AMENDMENT, made and entered into by FIRST MIDWEST TRUST COMPANY N.A., Successor to HERITAGE TRUST COMPANY, not individually but as Trustee under Trust Agreement dated March 20, 1998 and known as Trust No. 98-6340, for convenience hereinafter referred to as the "Declarant":

WITNESS THAT:

WHEREAS, by the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for "RIDGE POINT CONDOMINIUMS" (hereinafter referred to as "Declaration"), recorded in the office of the Recorder of Deeds of Cook County, Illinois, on August 17, 1998 as Document No. 98725017, submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as "RIDGE POINT CONDOMINIUMS" (the "Condominium"); and

WHEREAS, under the Declaration the right is reserved in the Developer to annex and add certain real property to the property described in the Declaration and thereby add to the Property subject to the Condominium, and the Declaration; and

WHEREAS, Article XVI of the Declaration is the Developer's authority, coupled with the provisions (765 ILCS 605/25) of the Act, to add on and annex to the Property (as defined in the Declaration) a portion or portions of the Development Parcel described in Exhibit "D" to the Declaration;

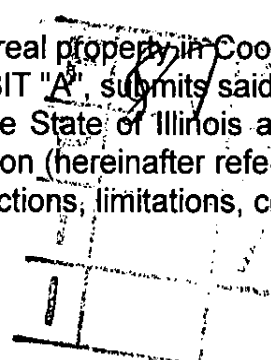
WHEREAS, the Declarant, as the legal titleholder of the parcel submitted to the Condominium under this THIRD Amendment, hereby amends said Declaration pursuant to the provisions hereof.

NOW THEREFORE, said Declarant, legal owner of the parcel of real property in Cook County, Illinois, legally described on the plat of survey attached hereto as EXHIBIT "A", submits said parcel of real property to the provisions of the Condominium Property Act of the State of Illinois and to the provisions of the aforesaid Declaration and hereby makes this Declaration (hereinafter referred to as THIRD Amendment to the Declaration) as to divisions, covenants, restrictions, limitations, conditions,

ATGF, INC

RECORDING FEE \$ 84

COPIES 6



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and uses to which the said real property and improvements thereon may be put hereby specifying that the THIRD Amendment to the Declaration shall constitute covenants to run with the land and shall be binding on said Declarant, its successors and assigns, and all subsequent owners of all or any part of said real property and improvements, together with their grantees, successors, heirs, executors, administrators, devisees or assigns:

1. Declarant, hereby adopts by reference and submits the said parcel to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for "RIDGE POINT CONDOMINIUMS" recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on August 17, 1998 as Document No. 98725017, and makes said document a part hereof, as if set forth herein at length.

2. Developer pursuant to its rights, power and authority as provided in the Condominium Property Act of the State of Illinois and the said Declaration, and the Declarant as fee owner of the parcel described on the THIRD Amended Exhibit "D", adds on and annexes to the now existing Property, defined as set forth in the said Declaration, the additional Property with improvements legally described on the THIRD AMENDED EXHIBIT "D", said added Property being a part of the Development Parcel set forth in Exhibit "D" of the Declaration.

3. Developer, pursuant to the provisions of the said Declaration, hereby amends Exhibit "A" to said Declaration by adding to it a plat of survey setting forth the legal description of the parcel, its surveyed boundaries and the location within the parcel of the units being submitted to the Condominium Act by this THIRD Amendment. Upon the recording of this THIRD Amendment to the Declaration, the Property shall consist of the parcel described on Exhibit "A" to the Declaration and the parcel described on the THIRD Amended Exhibit "A" attached hereto.

4. Declarant, pursuant to the provisions of said Declaration, hereby amends Exhibit "B" to said Declaration by substituting therefor the THIRD Amended Exhibit "B" attached hereto.

5. Declarant, pursuant to the provisions of said Declaration, hereby amends Exhibit "C" to said Declaration by substituting therefor the THIRD Amended Exhibit "C" attached hereto.

6. This THIRD Amendment to the Declaration shall be effective upon the date of its recording.

IN WITNESS WHEREOF, FIRST MIDWEST TRUST COMPANY N.A., Successor to HERITAGE TRUST COMPANY, not individually but as Trustee under Trust Agreement dated March 20, 1998 and known as Trust No. 98-6340, has caused its corporate seal to be affixed hereunto and caused its name to be signed in these presents by its Trust Officer and attested by its Trust Officer

this 22nd day of September, 2000.

FIRST MIDWEST TRUST COMPANY N.A., Successor to HERITAGE TRUST COMPANY, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1998 AND KNOWN AS TRUST NO. 98-6340

By: [Signature]

Its: Trust Officer

ATTEST: By: [Signature] A.U.P.

Its: Trust Officer

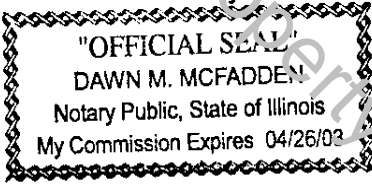
SEE TRUSTEE'S RIDER ATTACHED HERETO AND MADE A PARTY HEREOF

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROSA ARIAS ANGELES + DANIEL K DALLNER of FIRST MIDWEST TRUST COMPANY N.A., Successor to Heritage Trust Company, not individually, but solely as Trustee under Trust Agreement dated March 20, 1998, and known as Trust No. 98-6340, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such trust officers, 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 FIRST MIDWEST TRUST COMPANY N.A., Successor to HERITAGE TRUST COMPANY, not individually, but solely as Trustee under Trust Agreement dated March 20, 1998 and known as Trust No. 98-6340, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of February, 2000.



Dawn M. McFadden
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, who is personally known to me to be the _____ (title) of FIRST MIDWEST TRUST COMPANY N.A., Successor to Heritage Trust Company, and _____, who is personally known to me to be the _____ (title) of said bank and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2000.

Notary Public

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CONSENT OF MORTGAGEE

FIRST MIDWEST TRUST COMPANY N.A., Successor to Heritage Bank, a corporation of the United States of America, the grantee in a certain mortgage dated OCTOBER 20th, 1999 and recorded in the Recorders Office of Cook County, Illinois, on OCTOBER 26, 1999 as Document No. 09008405, does hereby consent to the submission of the property described in said documents to the Condominium Property Act of the State of Illinois and specifically to the recording of the within DECLARATION OF CONDOMINIUM OWNERSHIP.

Chicago, Illinois

FEBRUARY 22, 2000

BY: Paulette Minarcik

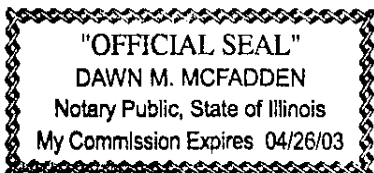
ATTEST: Carol Sabo

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paulette Minarcik, who is personally known to me to be the Real Estate Officer (title) of Heritage Bank, and Carol Sabo, who is personally known to me to be the Loan Assistant (title) of said bank and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 22 day of February, 2000.

Dawn M. McFadden
Notary Public



It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee, are nevertheless, each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and for purposes of liability limited to that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee, and that no personal responsibility is assumed by nor shall at any time be asserted or enforceable against FIRST MIDWEST TRUST COMPANY N.A., Successor to HERITAGE TRUST COMPANY, under said Trust Agreement on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

FIRST MIDWEST TRUST COMPANY N.A.
Successor to HERITAGE TRUST COMPANY



Trust Officer



Assistant Trust Officer

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THIRD AMENDED EXHIBIT "A"

PLAT OF SURVEYS

This Exhibit will contain a plat of survey which will set forth the legal description of the parcel of real property submitted under this THIRD Amendment to the Declaration, and will show the surveyed boundaries of such parcel.

Exhibit A will also show the location, within this parcel, of the units to be submitted to the Condominium Property Act.

Additional sheets in Exhibit "A" will set forth the measurements and other data for each of the spaces comprising the units.

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UNOFFICIAL COPY**THIRD AMENDED EXHIBIT "B"****RIDGE POINT CONDOMINIUMS**

The percentages of the undivided interests in the Common Elements allocated to each unit and garage are as follows:

BUILDING NO. 1 (6810 RIDGE POINT DRIVE):

<u>UNIT</u>		<u>GARAGE UNIT</u>	<u>COMMON ELEMENT PERCENTAGE OWNERSHIP</u>
1-1A	and	G-1-1A	2.083%
1-1B	and	G-1-1B	2.083%
1-1C	and	G-1-1C	2.083%
1-1D	and	G-1-1D	2.083%
1-2A	and	G-1-2A	2.084%
1-2B	and	G-1-2B	2.084%
1-2C	and	G-1-2C	2.084%
1-2D	and	G-1-2D	2.084%
1-3A	and	G-1-3A	2.083%
1-3B	and	G-1-3B	2.083%
1-3C	and	G-1-3C	2.083%
1-3D	and	G-1-3D	<u>2.083%</u>

BUILDING NO. 2 (6820 RIDGE POINT DRIVE):

<u>UNIT</u>		<u>GARAGE UNIT</u>	<u>COMMON ELEMENT PERCENTAGE OWNERSHIP</u>
2-1A	and	G-2-1A	2.083%
2-1B	and	G-2-1B	2.083%
2-1C	and	G-2-1C	2.083%
2-1D	and	G-2-1D	2.083%
2-2A	and	G-2-2A	2.084%
2-2B	and	G-2-2B	2.084%
2-2C	and	G-2-2C	2.084%
2-2D	and	G-2-2D	2.084%
2-3A	and	G-2-3A	2.083%
2-3B	and	G-2-3B	2.083%
2-3C	and	G-2-3C	2.083%
2-3D	and	G-2-3D	<u>2.083%</u>

UNOFFICIAL COPY**BUILDING NO. 3 (6830 RIDGE POINT DRIVE):**

<u>UNIT</u>		<u>GARAGE UNIT</u>	<u>COMMON ELEMENT PERCENTAGE OWNERSHIP</u>
3-1A	and	G-3-1A	2.083%
3-1B	and	G-3-1B	2.083%
3-1C	and	G-3-1C	2.083%
3-1D	and	G-3-1D	2.083%
3-2A	and	G-3-2A	2.084%
3-2B	and	G-3-2B	2.084%
3-2C	and	G-3-2C	2.084%
3-2D	and	G-3-2D	2.084%
3-3A	and	G-3-3A	2.083%
3-3B	and	G-3-3B	2.083%
3-3C	and	G-3-3C	2.083%
3-3D	and	G-3-3D	<u>2.083%</u>

BUILDING NO. 4 (6840 RIDGE POINT DRIVE):

<u>UNIT</u>		<u>GARAGE UNIT</u>	<u>COMMON ELEMENT PERCENTAGE OWNERSHIP</u>
4-1A	and	G-4-1A	2.083%
4-1B	and	G-4-1B	2.083%
4-1C	and	G-4-1C	2.083%
4-1D	and	G-4-1D	2.083%
4-2A	and	G-4-2A	2.084%
4-2B	and	G-4-2B	2.084%
4-2C	and	G-4-2C	2.084%
4-2D	and	G-4-2D	2.084%
4-3A	and	G-4-3A	2.083%
4-3B	and	G-4-3B	2.083%
4-3C	and	G-4-3C	2.083%
4-3D	and	G-4-3D	<u>2.083%</u>

100.00 %

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THIRD AMENDED EXHIBIT "C"

RIDGE POINT CONDOMINIUMS**LEGAL DESCRIPTION OF UNITS**

The legal description of the individual units to be individually conveyed pursuant to this Declaration shall consist of the identifying number of each Unit as shown on the Plat attached hereto as Exhibit "A", together with a reference to this Declaration and said Plat, and showing the document number, as follows:

Units 1-1A, 1-1B, 1-1C, 1-1D, 1-2A, 1-2B, 1-2C, 1-2D, 1-3A, 1-3B, 1-3C and 1-3D in Building No. 1; Units 2-1A, 2-1B, 2-1C, 2-1D, 2-2A, 2-2B, 2-2C, 2-2D, 2-3A, 2-3B, 2-3C and 2-3D in Building No. 2; Units 3-1A, 3-1B, 3-1C, 3-1D, 3-2A, 3-2B, 3-2C, 3-2D, 3-3A, 3-3B, 3-3C, and 3-3D in Building No. 3; Units 4-1A, 4-1B, 4-1C, 4-1D, 4-2A, 4-2B, 4-2C, 4-2D, 4-3A, 4-3B, 4-3C, and 4-3D in Building No. 4; Garage Units G-1-1A, G-1-1B, G-1-1C, G-1-1D, G-1-2A, G-1-2B, G-1-2C, G-1-2D, G-1-3A, G-1-3B, G-1-3C and G-1-3D in Garage Building No. 1; Garage Units G-2-1A, G-2-1B, G-2-1C, G-2-1D, G-2-2A, G-2-2B, G-2-2C, G-2-2D, G-2-3A, G-2-3B, G-2-3C and G-2-3D in Garage Building No. 2; Garage Units G-3-1A, G-3-1B, G-3-1C, G-3-1D, G-3-2A, G-3-2B, G-3-2C, G-3-2D, G-3-3A, G-3-3B, G-3-3C, and G-3-3D in Garage Building No. 3; Garage Units G-4-1A, G-4-1B, G-4-1C, G-4-1D, G-4-2A, G-4-2B, G-4-2C, G-4-2D, G-4-3A, G-4-3B, G-4-3C, and G-4-3D in Garage Building No. 4; in Ridge Point Condominiums as delineated on a survey of the following described real estate: That part of Lot 7 in Murden Meadows, being a Subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East ½ of the Northwest ¼ of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the survey attached as Exhibit "A" to the Declaration of Condominium recorded August 17, 1998 as Document No. 98725017, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

UNOFFICIAL COPY**THIRD AMENDED EXHIBIT "D"
RIDGE POINT CONDOMINIUMS****LEGAL DESCRIPTION OF THE PROPERTY
UNDER THE THIRD AMENDMENT TO THE DECLARATION:****DEVELOPMENT PARCEL:**

Lot 1 of Murden Meadows, a Subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East ½ of the Northwest 1/4 of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

of which the following is the legal description of the "Property" previously submitted to this Declaration:

Parcel 1:

That part of Lot 1 in Murden Meadows, being a Subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East ½ of the Northwest 1/4 of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows: Beginning at the Southeast corner of said Lot 1; thence North 89° 32' 36" West, along the South line of said Lot 1, 192.00 feet; thence North 0° 32' 04" East 148.34 feet; thence South 89° 30' 53" East 5.25 feet; thence North 0° 24' 29" East 32.00 feet to a point on the North line of said Lot 1 that is 185.14 feet West of the Northeast corner of said Lot 1; thence South 89° 32' 36" East, along the North line of said Lot 1, 185.14 feet to the Northeast corner of said Lot 1; thence South 0° 00' 00" East, along the East line of said Lot 1, 180.34 feet to the point of beginning, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 98725017 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The East 374 feet of Lot 1 in Murden Meadows, being a subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East ½ of the Northwest 1/4 of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, excepting that part of Lot 1 bounded and described as follows: Beginning at the Southeast corner of said Lot 1; thence North 89° 32' 36" West, along the South line of said Lot 1, 192.00 feet; thence North 0° 32' 04" East 148.34 feet; thence South 89° 30' 53" East 5.25 feet; thence North 0° 24' 29" East 32.00 feet to a point on the North line of said Lot 1 that is 185.14 feet West of the Northeast corner of said Lot 1; thence South 89° 32' 36" East along the North line of said Lot 1, 185.14 feet to the Northeast corner of said Lot 1; thence South 0° 00' 00" East, along the East line of said Lot 1, 180.34 feet to the point of beginning.

Parcel 3:

Lot 1, except the East 374 feet thereof and except that part of Lot 1 lying West of the following described line: Beginning at the Southeast corner of said Lot 1; thence North 89°32'36" West, along the South line of said Lot 1, 580.41 feet; thence North 0°28'00" East 147.33 feet; thence South 89°32'36" East 5.31 feet; thence North 0°21'10" East 32.00 feet to a point on the North line of said Lot 1 that is 573.70 feet West of the Northeast corner of said Lot 1, and there terminating; all in Murden Meadows, being a Subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East ½ of the Northwest 1/4 of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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LEGAL DESCRIPTION OF AMENDED PARCEL ADDED TO PROPERTY VIA THIRD AMENDMENT TO THE DECLARATION:

The East 819.70 feet of Lot 1 except that part of Lot 1 lying East of the following described line: Beginning at the Southeast corner of said Lot 1; thence North 89°32'36" West, along the South line of said Lot 1, 580.41 feet; thence North 0°28'00" East 147.33 feet; thence South 89°32'36" East 5.31 feet; thence North 0°21'10" East 32.00 feet to a point on the North line of said Lot 1 that is 573.70 feet West of the Northeast corner of said Lot 1, and there terminating; all in Murden Meadows, being a Subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East ½ of the Northwest 1/4 of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL GENERAL DIRECTORY

FIRST MIDWEST TRUST COMPANY, N.A.

Dated: February 18, 2000

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The undersigned hereby authorized and directs you to execute, as trustee under your Trust No. 98-6341 and not individually the following documents tendered to you this date for your signature, copy of same being hereto attached, and upon execution of same to deliver to DeBruyn, Taylor and DeBruyn, Ltd.

The undersigned certifies that all of the same documents to be executed by you have been examined by the undersigned and that all statements contained therein are true and correct, and that the undersigned is/are of legal age and under no legal disability.

The undersigned certifies to the Trustee that the hereinafter-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (30 Ill. Rev. Stat. Secs. 903-907, as Amended) and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

DESCRIPTION OF DOCUMENTS

Third Amendment to the Declaration establishing a plan for condominium ownership for "Ridge Point Condominiums"

Off 6340

DESCRIPTION OF PROPERTY

see exhibit "A" attached hereto

Beneficiary(ies):

Donald W. Witte
Donald Witte

RECEIVED/MAILED above described documents duly executed.

DATE: _____