

UNOFFICIAL COPY



# EXHIBIT

ATTACHED TO

0020259366

DOCUMENT NUMBER

3-7-02

SEE PLAT BOOK

Box 333

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2020-05-02

20-5-2

Box 333

UNOFFICIAL COPY

EXHIBIT ATTACHED

0020259366

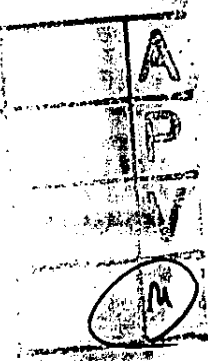
2296/0217 45 001 Page 1 of 8  
2002-03-07 10:32:33  
Cook County Recorder 67.00

HERITAGE COVE MANOR HOMES CONDOMINIUM ASSOCIATION

PALOS HILLS, ILLINOIS 60465

ADDRESS: 11102 W. COVE CIRCLE, PALOS HILLS, ILLINOIS 60465

PERMANENT TAX INDEX NOS.: 23-22-200-057



Box 333

Prepared by and Mail to:

J & G Builders, Inc.  
11101 S. Heritage Drive, Unit 3C  
Palos Hills, Illinois 60465  
(708) 974-0097  
(708) 974-0096 - Fax

RECORDED FEE 67.<sup>00</sup>  
DATE 3/7/02 COST 4.  
BY JM 8:24

79-56-9638  
OFF

de

# UNOFFICIAL COPY

**FIRST AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
FOR HERITAGE COVE MANOR HOMES  
CONDOMINIUM ASSOCIATION**

This First Amendment to the Declaration of Condominium Ownership for Heritage Cove Manor Homes Condominium Association, recorded with the Recorder of Cook County, Illinois on November 20, 2001, as Document No. 11094204, as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as "Declaration"), is executed by Standard Bank and Trust Company, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483:

**WITNESSETH:**

**WHEREAS**, the real estate described on Exhibit "A" of the Declaration, located in the County of Cook and State of Illinois ("submitted parcel") is being submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration; and

**WHEREAS**, pursuant to the Act, as amended in Article VIII of the Declaration, the Declarant reserves the right from time to time to add portions of the development area to the property and submit such portions to the Act and hereby add to the plan of Condominium Ownership created by the Declaration; and

**WHEREAS**, the Declarant, pursuant to Article VIII of the Declaration, desires to add the real estate described on Exhibit "A" attached hereto ("legal description of property being submitted") to the property and add to the plan of Condominium Ownership, and submit the additional Parcel to the Act; and

**WHEREAS**, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "C" hereto) and to the percentage of ownership and trust in the common elements for condominium units (Exhibit "D" thereto); and

# UNOFFICIAL COPY

**WHEREAS**, under Article VIII of the Declaration the Declarant has a power coupled with an interest as granted to the Declarant acting by and through its duly authorized officers as attorney-in-fact to shift the percentage of ownership in the common elements appurtenant to each unit to the percentages set forth in the Amendment to Declaration; and

**NOW, THEREFORE**, Standard Bank and Trust Company, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483 as a legal Titleholder of the additional Parcel, for the purposes above set forth, hereby declare the Declaration to be amended as follows:

1. The additional Parcel is hereby annexed to the submitted Parcel and together with all improvements and structures now or hereinafter erected, constructed or contained thereon, or therein, is submitted to the Act.

2. Exhibit "C" of the Declaration, "Plat of Survey," is hereby amended by adding the additional Parcel Plat of Survey attached hereto as Exhibit "C."

3. Exhibit "D" of the Declaration, "Percentage of Ownership interest in the Common Element," is deleted and an amended Exhibit "D" is attached hereto and substituted therefore.

4. All the unit owners and mortgage holders, by the Declarant, hereby consent to this Amendment to the Declaration pursuant to the power set forth in Article VIII of this Declaration.

5. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties, and agreements herein made on the part of the Declarant while in form purporting to be the representations, covenants, undertakings,

# UNOFFICIAL COPY

warranties, and agreements of said Declarant are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Declarant or for the purpose or with the intention of warranties, and agreements by the Declarant or for the purpose or with the intention of binding said Declarant personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Declarant not in its own right, but solely in the exercise of the powers conferred upon it as such Declarant, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Standard Bank and Trust Company, not individually but solely as Trustee under Trust Agreement dated July 8, 1936 and known as Trust number 10483, or any of its beneficiaries, on account of this instrument or on account of any representations, covenants, undertakings, warranties, or agreements of the said Declarant in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Declarant makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

6. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment, prior Amendments and the Declaration, this Amendment shall control.

# UNOFFICIAL COPY

**IN WITNESS WHEREOF**, the Declarant has caused this instrument to be executed this 27 day of February, 2002.

**STANDARD BANK AND TRUST COMPANY**, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, and not personally.

By: Patricia Ralphson

Its: Patricia Ralphson, T.O.

ATTEST

By: Donna Diviero  
Its: Donna Diviero, A.T.O.

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as aforesaid. Any and all duties, obligations and liabilities of the Trustee 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 asserted against the Trustee hereunder shall be paid collected or satisfied against only the property or assets in the possession of said STANDARD BANK AND TRUST COMPANY as Trustee as aforesaid, and the said STANDARD BANK AND TRUST COMPANY does not undertake, nor shall it have any personal or individual liability or obligation of any nature whatsoever by virtue of the execution and delivery hereof, nor shall STANDARD BANK AND TRUST COMPANY, either individually or as Trustees, be under any duty or obligation to sequester the rents, issues and profits arising from the property described or any other property which it may hold under the terms and conditions of said Trust Agreement.

STATE OF ILLINOIS

COUNTY OF COOK

) SS  
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that P. Ralphson of **STANDARD BANK AND TRUST COMPANY** and Donna Diviero not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T.O. & A.T.O., 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 **STANDARD BANK AND TRUST COMPANY**, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, for the uses and purposes therein set forth;

Given under my hand and notarial seal this 27th day of February, 2002.

Notary Public

Virginia Lukomski

THIS INSTRUMENT PREPARED BY:  
Law Office of Morton J. Rubin  
3100 Dundee Road, Suite 502  
Northbrook, Illinois 60062  
(847) 272-1234

"OFFICIAL SEAL"  
Virginia Lukomski  
Notary Public, State of Illinois  
My Commission Expires 12-14-03

20259366

# UNOFFICIAL COPY

EXHIBIT "A" TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
HERITAGE COVE MANOR HOMES CONDOMINIUM ASSOCIATION

THE SOUTH 116.00 FEET OF THE NORTH 176.00 FEET OF THE WEST 114.87 FEET OF THE EAST 224.87 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 11102 W. Cove Circle, Units 1A, 1B, 1C & 1D

PIN: 23-22-200-057-0000

Property of Cook County Clerk's Office

20259366



# UNOFFICIAL COPY

## EXHIBIT "D" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR HERITAGE COVE MANOR HOMES CONDOMINIUM ASSOCIATION

Exhibit "D" to Declaration of Condominium Ownership for Heritage Cove Manor Homes Condominium Association.

**UNIT**

**UNDIVIDED  
INTEREST**

Unit 1-A

11.64%

Unit 1-B

14.58%

Unit 1-C

11.98%

Unit 1-D

11.80%

Unit 2-A

11.64%

Unit 2-B

14.58%

Unit 2-C

11.98%

Unit 2-D

11.80%

**TOTAL:**

**100.00%**

Property of Cook County Clerk's Office

**EXHIBIT ATTACHED**

20259366