



Eugene "Gene" Moore Fee: \$78.00  
Cook County Recorder of Deeds  
Date: 07/18/2003 02:03 PM Pg: 1 of 10

**THIRD AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR**

**THE FOREST PLACE CONDOMINIUM**

THIS THIRD AMENDMENT to the Declaration Of Condominium Ownership pursuant to the Condominium Property Act for The Forest Place Condominium (hereinafter referred to as "the Amendment") is executed by Suburban Bank and Trust Company, as Trustee under Trust Agreement dated March 1, 2002 and known as Trust No. 74-3162, and not individually (hereinafter referred to as "Declarant"):

RECORDING FEE  
7/18/03  
ILLINOIS

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WHEREAS, Declarant recorded the Declaration of Condominium Ownership for The Forest Place Condominium on November 25, 2002 in the Office of the Recorder to Deeds of Cook County, Illinois, as Document No. 0021302647 and recorded the First Amendment to Declaration of Condominium Ownership for The Forest Place Condominium on December 18, 2002 in the Office of the Recorder to Deeds of Cook County, Illinois, as Document No. 0021405766 and recorded the Second Amendment to Declaration of Condominium Ownership for The Forest Place Condominium on April 1, 2003 in the Office of the Recorder to Deeds of Cook County, Illinois, as Document No. 0030437047 (hereinafter referred to as "the Declaration"); and

WHEREAS, the Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter referred to as "the Act") which real estate is described in Exhibit A attached hereto (hereinafter referred to as "the Submitted Parcel"); and

WHEREAS, in compliance with the Act, under Article IX of the Declaration, the Declarant reserved the rights and powers, for itself and for current and future owners of the property in the Development Parcel, to annex, add, submit, and subject to the provisions of the Act and the Declaration any part or all of the real estate in the Development Parcel, as described in Exhibit E of the Declaration, to the Submitted Parcel and thereby add said property to the Development Plan of condominium ownership created by the Declaration; and

WHEREAS, the Declarant is the current owner and title holder of record of the real estate described in Exhibit B attached hereto and hereinafter referred to as "the Additional Parcel", which Additional Parcel is part of the Development Parcel; and

WHEREAS, the Declarant desires to annex, add, submit and subject the Additional Parcel to the Declaration and the Act and to add said Additional Parcel to the Development Plan of condominium ownership; and

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WHEREAS, the Additional Parcel consists of the first (1<sup>st</sup>), second (2<sup>nd</sup>) and third (3<sup>rd</sup>) floors of a lowrise residential building, consisting of six (6) stories, said first (1<sup>st</sup>), second (2<sup>nd</sup>) and third (3<sup>rd</sup>) floors containing thirty-one (31) Dwelling Units (all as defined in the Declaration); and

WHEREAS, Declarant desires to amend the Declaration as it relates to the Plat of Condominium Survey (Exhibit B of the Declaration) and the percentage ownership interest in the Common Elements for the Condominium Units (Exhibit C of the Declaration) by changing the percentage ownership due to the addition of the Additional Parcel from the real estate in the Development Area described in Exhibit B attached hereto;

NOW, THEREFORE, the Declarant does hereby declare that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to and made a part of the real estate described in the Declaration in Exhibit A as attached hereto, and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is hereby submitted to the Declaration and the Act.

2. Exhibit B of the Declaration, the "Plat of Condominium Survey", is hereby amended by adding the Additional Parcel as described and delineated in the Plat of Survey attached hereto as Exhibit B, together with the Units depicted thereon.

3. Exhibit C of the Declaration, "Schedule of Percentage Interest in the Common Elements", is hereby deleted, and an amended Exhibit C attached hereto is hereby substituted as Exhibit C therefor.

4. The Common Elements contained in the Additional Parcel are hereby granted and conveyed to the Unit Owners subject to the provisions of the Act and the Declaration.

5. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Amendment, shall run with and bind the Condominium Property, including the Additional Parcel.

6. As expressly amended by this Amendment, the Declaration shall continue in full force and effect in accordance with its terms and, except as herein specifically amended, the Declaration is hereby ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, said Declarant as aforesaid has caused its name to be signed by its Trust Officer and attested to by its Trust Officer this 2<sup>nd</sup> day of July, 2003.

Suburban Bank and Trust Company, as Trustee under Trust Agreement dated March 1, 2002 and known as Trust No. 74-3162, and not individually

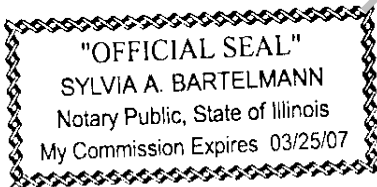
BY: Rosemary Meyer  
Its Trust Officer

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                   ) SS  
 COUNTY OF COOK )

I, SYLVIA A. BARTELMANN, a Notary Public in and for said County and State, do hereby certify that ROSEMARY MAZUR, Trust Officer of SUBURBAN BANK AND TRUST COMPANY ("the Trustee"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officers appeared before me 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 the Trustee, for the uses and purposes therein set forth; and the did also then and there acknowledge that he, as custodian of the corporate seal of the Trustee, did affix the corporate seal of the Trustee to the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of the Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of JULY, 2003.



*Sylvia A. Bartelmann*  
 Notary Public

**THIS DOCUMENT PREPARED BY:**

Daniel C. Looney  
 Attorney at Law  
 23519 Kishwaukee Valley Road  
 Marengo, IL 60152

**AFTER RECORDING RETURN TO:**

Daniel C. Looney  
 Attorney at Law  
 23519 Kishwaukee Valley Road  
 Marengo, IL 60152

**MAIL SUBSEQUENT TAX BILLS TO:**

**LATHROP VENTURE, LLC  
 19209 SOUTH BLACKHAWK PARKWAY  
 MUNDELEIN, IL 60448**



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**LIST OF EXHIBITS  
FOR  
THIRD AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE FOREST PLACE CONDOMINIUM**

- |         |   |  |
|---------|---|--|
| EXHIBIT | A | Property Initially Subject to the Declaration and Address and Permanent Index Number of Property Covered by the Amendment. |
| EXHIBIT | B | Plat of Survey of Additional Parcel  |
| EXHIBIT | C | List of Units and Percentage Interest in the Common Elements   |
| EXHIBIT | D | Certificate of Developer   |

Property of Cook County Clerk's Office

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## EXHIBIT A

### PROPERTY INITIALLY SUBJECT TO THE DECLARATION

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING ABOVE A HORIZONTAL PLANE OF +676.27 FEET (USGS DATUM), SAID TRACT OF LAND BEING THE WEST 149 FEET OF LOTS 17, 18, AND 19 AND ALL OF LOTS 15 AND 16 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ASLO

THE EAST 144 FEET OF THE WEST 145 FEET OF THE SOUTH 16 FEET OF THE NORTH 18 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE EAST 144 FEET OF THE WEST 145 FEET OF THE SOUTH 32 FEET OF THE NORTH 73 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 23.84 FEET OF THE NORTH 17 FEET OF THE SOUTH 70.23 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 23.84 FEET OF THE NORTH 45.50 FEET OF THE SOUTH 47.23 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF 63.7.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 17.50 FEET OF THE SOUTH 70.23 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 8 FEET OF THE SOUTH 49.73 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM)

THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 28.50 FEET OF THE SOUTH 30.21 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

SAID TRACT OF LAND BEING THE WEST 149 FEET OF LOTS 17, 18, AND 19 AND ALL OF LOTS 15 AND 16 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*\*\*

### ADDRESS OF PROPERTY COVERED BY THE AMENDMENT:

**ADDRESS OF PROPERTY:**                    **310 South Lathrop Avenue  
Forest Park, Illinois**

**PERMANENT INDEX NUMBER:**            **15-12-429-052 (Includes this and other Property)**

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## EXHIBIT B

### LEGAL DESCRIPTION OF ADDITIONAL PARCEL

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +657.69 FEET (USGS DATUM), SAID TRACT OF LAND BEING THE WEST 149 FEET OF LOTS 17, 18 AND 19 AND ALL OF LOTS 15 AND 16 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING THEREFROM THE EAST 144 FEET OF THE WEST 145 FEET OF THE SOUTH 16 FEET OF THE NORTH 18 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

ALSO EXCEPTING THEREFROM THE EAST 144 FEET OF THE WEST 145 FEET OF THE SOUTH 32 FEET OF THE NORTH 73 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

ALSO EXCEPTING THEREFROM THE WEST 18 FEET OF THE EAST 23.84 FEET OF THE NORTH 17 FEET OF THE SOUTH 70.23 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

ALSO EXCEPTING THEREFROM THE WEST 18 FEET OF THE EAST 23.84 FEET OF THE NORTH 45.50 FEET OF THE SOUTH 47.23 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

ALSO EXCEPTING THEREFROM THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 17.50 FEET OF THE SOUTH 70.23 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

ALSO EXCEPTING THEREFROM THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 8 FEET OF THE SOUTH 49.73 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

ALSO EXCEPTING THEREFROM THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 28.50 FEET OF THE SOUTH 30.21 FEET THEREOF LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM), ALL IN COOK COUNTY, ILLINOIS

**ADDRESS OF PROPERTY: 310 South Lathrop Avenue  
Forest Park, Illinois**

**PERMANENT INDEX NUMBER: 15-12-429-052 (Includes this and other Property)  
(Includes this and other Property)**

**PLAT OF SURVEY OF ADDITIONAL PARCEL IS ATTACHED**

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## EXHIBIT C

### LIST OF UNITS AND PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Unit	Percentage Interest	Unit	Percentage Interest	Unit	Percentage Interest	Unit	Percentage Interest
310-600	1.39485	P-25	0.10730	P-61	0.10729	310-311 ✓	1.39485
310-601	1.39485	P-26	0.10730	310-500	1.39485	310-200 ✓	1.39485
310-602	1.39485	P-27	0.10730	310-501	1.39485	310-201 -	1.39485
310-603	1.39485	P-28	0.10730	310-502	1.39485	310-202 →	1.39485
310-604	1.39485	P-29	0.10730	310-503	1.39485	310-203 -	1.39485
310-605	1.39485	P-30	0.10730	310-504	1.39485	310-204 -	1.39485
310-606	1.39485	P-31	0.10730	310-505	1.39485	310-205 -	1.39485
310-607	1.39485	P-32	0.10730	310-506	1.39485	310-206 ✓	1.39485
310-608	1.39485	P-33	0.10730	310-507	1.39485	310-207 -	1.39485
310-609	1.39485	P-34	0.10730	310-508	1.39485	310-208 ✓	1.39485
310-610	1.39485	P-35	0.10730	310-509	1.39485	310-209 -	1.39485
310-611	1.39485	P-36	0.10730	310-510	1.39485	310-210 ✓	1.39485
P-1	0.10730	P-37	0.10729	310-511	1.39485	310-211 -	1.39485
P-2	0.10730	P-38	0.10729	310-400	1.39485	310-101 ✓	1.39485
P-3	0.10730	P-39	0.10729	310-401	1.39485	310-102 -	1.39485
P-4	0.10730	P-40	0.10729	310-402	1.39485	310-103 -	1.39485
P-5	0.10730	P-41	0.10729	310-403	1.39485	310-104 -	1.39485
P-6	0.10730	P-42	0.10729	310-404	1.39485	310-105 -	1.39485
P-7	0.10730	P-43	0.10729	310-405	1.39485	310-106 -	1.39485
P-8	0.10730	P-44	0.10729	310-406	1.39485	310-107 ✓	1.39485
P-9	0.10730	P-45	0.10729	310-407	1.39485		
P-10	0.10730	P-46	0.10729	310-408	1.39485		100.00000
P-11	0.10730	P-47	0.10729	310-409	1.39485		
P-12	0.10730	P-48	0.10729	310-410	1.39485		
P-13	0.10730	P-49	0.10729	310-411	1.39485		
P-14	0.10730	P-50	0.10729	310-300 ✓	1.39485		
P-15	0.10730	P-51	0.10729	310-301 ✓	1.39485		
P-16	0.10730	P-52	0.10729	310-302 ✓	1.39485		
P-17	0.10730	P-53	0.10729	310-303 ✓	1.39485		
P-18	0.10730	P-54	0.10729	310-304 ✓	1.39485		
P-19	0.10730	P-55	0.10729	310-305 ✓	1.39485		
P-20	0.10730	P-56	0.10729	310-306 ✓	1.39485		
P-21	0.10730	P-57	0.10729	310-307 ✓	1.39485		
P-22	0.10730	P-58	0.10729	310-308 ✓	1.39485		
P-23	0.10730	P-59	0.10729	310-309 ✓	1.39485		
P-24	0.10730	P-60	0.10729	310-310 ✓	1.39485		



