

UNOFFICIAL COPY



0322534020

Eugene "Gene" Moore Fee: \$42.00  
Cook County Recorder of Deeds  
Date: 08/13/2003 09:41 AM Pg: 1 of 10

# EXHIBIT

## ATTACHED TO



## DOCUMENT

## SEE PLAT INDEX

**UNOFFICIAL COPY**

**FIRST AMENDMENT  
TO DECLARATION OF  
CONDOMINIUM OWNERSHIP  
FOR  
ASTOR PLACE**

(FOR RECORDER'S USE ONLY)

This First Amendment to the Declaration of Condominium Ownership for Astor Place is made and entered into by the Astor Place Limited Partnership, an Illinois limited partnership by Kimball Hill, Inc., an Illinois corporation, its sole general partner ("Declarant").

**RECITALS**

A. By the Declaration of Condominium Ownership for Astor Place recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0317831029 on June 27, 2003 ("Declaration"), certain real estate was submitted to the Illinois Condominium Property Act ("Act"), said condominium being known as Astor Place ("Condominium");

B. Declarant is the legal title holder of and wishes to so annex and add to said Parcel and Property, as those terms are redefined in the Declaration, and therefore submit to the Act as part of the Condominium the following real property ("Additional Property") as described on Exhibit "A," attached hereto and made a part hereof.

Now therefore, Declarant as legal title holder of the Property and for the purposes 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 One of the Declaration and is hereby submitted to the provisions of the Act as 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. It is understood that each Unit in the Property consists of the space enclosed or bound by the horizontal and vertical planes set forth in the delineation thereof in Exhibit D. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit D. Exhibit D of the Declaration is hereby amended by the addition of Exhibit D attached hereto.

3. Exhibit E attached to the Declaration is hereby amended and superseded in its entirety by Exhibit E attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each unit described in the said Exhibit E prior to this amendment are hereby reduced to the respective percentages set forth in Exhibit E, as hereby amended.

The additional Common Elements are hereby granted and conveyed to the Grantees of the Unit heretofore conveyed, all as set forth in the Declaration.

RECORDED  
DATE 8/13/03  
OK BY [Signature]


10  
[Stamp: PROPERTY OF COOK COUNTY CLERK'S OFFICE]

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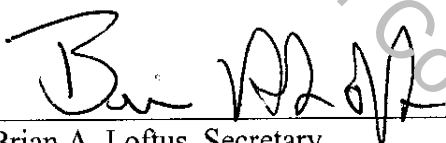
Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

In witness whereof, Declarant has caused its name to be signed on July 25, 2003.

**ASTOR PLACE LIMITED PARTNERSHIP, an Illinois  
limited partnership  
by KIMBALL HILL, INC., an Illinois corporation,  
its sole general partner**

By:   
Hal H. Barber, Sr. Vice-President

ATTEST:

  
Brian A. Loftus, Secretary

Property of Cook County Clerk's Office

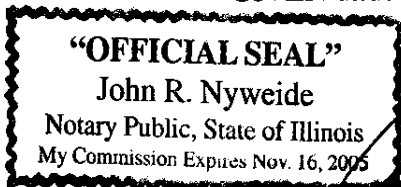
## UNOFFICIAL COPY

STATE OF ILLINOIS       )  
   ) SS  
 COUNTY OF COOK        )

I, John R. Nyweide, a Notary Public in and for Cook County, Illinois, do hereby certify that Hal H. Barber, Vice-President of Kimball Hill, Inc., and JoAnn Peterson, Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Secretary, 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.

GIVEN under my hand Notarial Seal this

July 25, 2003



[Signature]  
 Notary Public

My commission expires 11/16/05

SEAL

This instrument prepared by and  
 mail to after recording to:

John R. Nyweide  
 Holland & Knight LLC  
 131 South Dearborn Street, 30<sup>th</sup> Floor  
 Chicago, Illinois 60603  
 312.715.5740 (phone and fax)

PIN Nos.:               03-12-300-050 and 03-12-300-109

ADDRESS               Lot 2 in Astor Place Subdivision  
 OF PROPERTY:       Wheeling, Illinois

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**EXHIBIT A  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
ASTOR PLACE**

The "Additional Property" is legally described as follows:

THAT PART OF LOT 2 IN ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020637731, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID CORNER BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ASTOR LANE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE; THENCE SOUTHERLY 214.15 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 23,473.57 FEET AND A CHORD THAT BEARS SOUTH 23 DEGREES 33 MINUTES 58 SECONDS EAST; THENCE SOUTH 61 DEGREES 10 MINUTES 21 SECONDS WEST, 139.90 FEET; THENCE SOUTH 61 DEGREES 07 MINUTES 08 SECONDS WEST, 172.25 FEET TO A CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF OUTLOT "B" IN SAID ASTOR PLACE; THENCE NORTH 03 DEGREES 37 MINUTES 18 SECONDS EAST ALONG A WESTERLY LINE OF SAID LOT 2, 99.80 FEET; THENCE NORTH 21 DEGREES 02 MINUTES 13 SECONDS WEST ALONG SAID WESTERLY LINE, 152.72 FEET TO THE NORTHERLY LINE OF SAID LOT 2, SAID NORTHERLY LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF ASTOR LANE; THENCE NORTH 66 DEGREES 34 MINUTES 01 SECONDS EAST ALONG SAID NORTHERLY LINE, 209.09 FEET THENCE NORTH 77 DEGREES 52 MINUTES 52 SECONDS EAST ALONG SAID NORTHERLY LINE, 50.99 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****EXHIBIT E****(NEA 25)****TO****DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
ASTOR PLACE**

The Undivided Percentage Interests in the Units and assigned parking/storage areas are as follows:

<u>Unit</u>	<u>Undivided Interest</u>	<u>Assigned Parking/Storage Areas Parking Space ##</u>	<u>Unit</u>	<u>Undivided Interest</u>	<u>Assigned Parking/Storage Areas Parking Space #</u>
24-201	1.567%	32	25-301	1.567%	17
24-202	1.567	31	25-302	1.567	18
24-203	1.331	30	25-303	1.444	19
24-204	1.558	29	25-304	1.747	20
24-205	1.331	25 (Handicap Space)	25-305	1.444	21
24-206	1.558	28	25-306	1.747	22
24-207	1.567	27	25-307	1.567	23
24-208	1.568	26	25-308	1.568	24
24-301	1.567	17	25-401	1.567	1
24-302	1.567	18	25-402	1.567	2
24-303	1.444	19	25-403	1.444	3
24-304	1.747	20	25-404	1.747	4
24-305	1.444	21	25-405	1.444	5
24-306	1.747	22	25-406	1.747	6
24-307	1.567	23	25-407	1.567	7
24-308	1.568	24	25-408	1.568	8
24-401	1.567	1	25-501	1.567	16
24-402	1.567	2	25-502	1.567	15
24-403	1.444	3	25-503	1.444	14
24-404	1.747	4	25-504	1.747	13
24-405	1.444	5	25-505	1.444	12
24-406	1.747	6	25-506	1.747	11
24-407	1.567	7	25-507	1.567	10
24-408	1.568	8	25-508	1.568	9
24-501	1.567	16			
24-502	1.567	15		100.000%	
24-503	1.444	14			
24-504	1.747	13			
24-505	1.444	12			
24-506	1.747	11			
24-507	1.567	10			
24-508	1.568	9			
25-201	1.567	32			
25-202	1.567	31			
25-203	1.331	30			
25-204	1.558	29			
25-205	1.331	25 (Handicap Space)			
25-206	1.558	28			
25-207	1.567	27			
25-208	1.568	26			