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Eugene "Gene" Moore Fee: \$82.00  
Cook County Recorder of Deeds  
Date: 08/26/2003 08:33 AM Pg: 1 of 11

# **EXHIBIT**

**ATTACHED TO**



**DOCUMENT**

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**SEE PLAT INDEX**

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**THIS INSTRUMENT PREPARED  
BY AND RETURN TO:  
GARY L. PLOTNICK  
Schain, Burney, Ross & Citron Ltd.  
222 North LaSalle Street  
Suite 1910  
Chicago, Illinois 60601**

F	82	A
P	82	P
T	82	V
I	82	W

**NINTH AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE  
ESTATES AT INVERNESS RIDGE CONDOMINIUMS**

**THIS NINTH AMENDMENT TO DECLARATION** ("Ninth Amendment") is made and entered into this 4 day of August, 2003 by the **TOLL IL II, L.P.**, an Illinois limited partnership (hereinafter referred to as the "Declarant").

**WITNESSETH:**

**WHEREAS**, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 18th day of September, 2002 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 2nd day of October, 2002, as Document Number 0021080525 (hereinafter referred to as the "Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the Estates at Inverness Ridge Condominiums (hereinafter referred to as the "Condominium"); and

**WHEREAS**, by a First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 30<sup>th</sup> day of October, 2002 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 12<sup>th</sup> day of November, 2002 as Document Number 0021242266 (hereinafter referred to as the "First Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Second Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 31<sup>st</sup> day of December, 2002 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 31<sup>st</sup> day of December, 2002 as Document Number 0021461753 (hereinafter referred to as the "Second Amendment") certain real estate was submitted to the Act and the Condominium; and

RECORDING FEE 82 -  
DATE 8.26.03 COPIES 6  
OK BY [Signature]

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**WHEREAS**, by a Third Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 18th day of February, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 6th day of March, 2003 as Document Number 0030313407 (hereinafter referred to as the "Third Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 5th day of March, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 19<sup>th</sup> day of March, 2003 as Document Number 0030375529 (hereinafter referred to as the "Fourth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Fifth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 28<sup>th</sup> day of April, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 29th day of April, 2003 as Document Number 0311945048 (hereinafter referred to as the "Fifth Amendment"); certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Sixth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates at Inverness Ridge Condominiums dated the 6<sup>th</sup> day of May, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 30th day of May, 2003 as Document Number 0315039031 (hereinafter referred to as the "Sixth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Seventh Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 1<sup>st</sup> day of July, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 10<sup>th</sup> day of July, 2003 as Document Number 0319119162 (hereinafter referred to as the "Seventh Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by an Eighth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the \_\_\_ day of July, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 30<sup>th</sup> day of July, 2003 as Document Number 032113 9039 \_\_\_\_\_ (hereinafter referred to as the "Eighth Amendment"; the Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment and the Eighth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

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**WHEREAS**, the Declarant is the legal holder of and wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Parcel").

**NOW, THEREFORE**, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. The Additional Parcel described in Exhibit "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by the horizontal and vertical planes set forth in Exhibit "B", attached hereto and made a part hereof. Exhibit "B" to the Declaration is hereby amended by the addition thereto of Exhibit "B", which is attached hereto.


3. Exhibit "C" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the common elements appurtenant to each Unit described in former Exhibit "C" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

**IN WITNESS WHEREOF**, TOLL IL II, L.P., an Illinois limited partnership, executed this document as of the   A   day of August, 2003.

**TOLL IL II, L.P.**,  
an Illinois limited partnership

**By: Toll IL GP Corp., an Illinois corporation**  
**Its: General Partner**

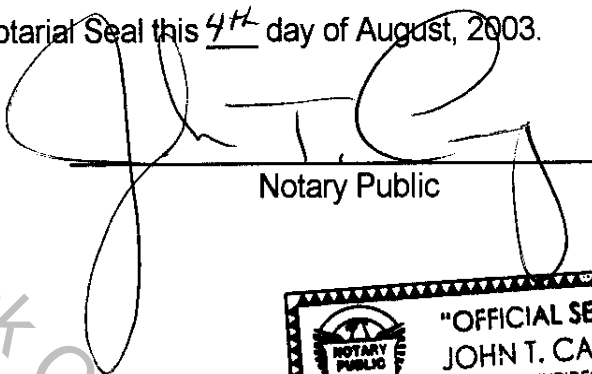
BY:   
Name: Andrew M Stern  
Its: Asst Vice President

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STATE OF ILLINOIS                )  
  ) SS.  
COUNTY OF COOK                 )

I, John T. Casey a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Andrew Stern, as Asst Vice President of Toll IL GP Corp., an Illinois corporation, as General Partner of TOLL IL II, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act of said Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4<sup>th</sup> day of August, 2003.

  
\_\_\_\_\_  
Notary Public



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## EXHIBIT "A"

### ADDITIONAL PARCEL

THAT PORTION OF LOT 1 IN THE ESTATES AT INVERNESS – UNIT 1 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NUMBER 0010292526 LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 48 MINUTES 35 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 489.82 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF 98.84 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 12 SECONDS WEST, A DISTANCE OF 84.94 FEET; THENCE SOUTH 25 DEGREES 43 MINUTES 41 SECONDS WEST, A DISTANCE OF 78.83 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF 329.89 FEET; THENCE SOUTH 58 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 159.31 FEET; THENCE SOUTH 42 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF 67.50 FEET; THENCE SOUTH 61 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 24.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 120.29 FEET TO A POINT ON THE ARC OF A CURVE, SAID POINT ALSO BEING ALONG THE NORTHWESTERLY EASEMENT LINE OF "ROAD 1"; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE, ALSO BEING ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET, A DISTANCE OF 59.63 FEET AND WHOSE CHORD LENGTH OF 59.52 FEET BEARS SOUTH 32 DEGREES 25 MINUTES 15 SECONDS WEST; THENCE NORTH 57 DEGREES 03 MINUTES 04 SECONDS WEST, A DISTANCE OF 168.30 FEET; THENCE NORTH 61 DEGREES 00 MINUTES 39 SECONDS EAST, A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2837 ACRES, MORE OR LESS AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

AND

THAT PORTION OF LOT 1 IN THE ESTATES AT INVERNESS – UNIT 1 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NUMBER 0010292526 LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 48 MINUTES 35 SECONDS WEST, ALONG THE NORTHERLY LINE

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OF SAID LOT 1, A DISTANCE OF 389.82 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 269.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS WEST, A DISTANCE OF 279.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 125.00 FEET, A DISTANCE OF 58.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 60 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 96.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 225.00 FEET, A DISTANCE OF 278.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 46 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.80 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 225.00 FEET, A DISTANCE OF 142.91 FEET; THENCE SOUTH 49 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 71.32 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 125.00 FEET, A DISTANCE OF 99.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.51 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 152.09 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 103.89 FEET; THENCE NORTH 50 DEGREES 24 MINUTES 59 SECONDS WEST, A DISTANCE OF 106.80 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 40.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 43 MINUTES 56 SECONDS WEST, A DISTANCE OF 117.52 FEET; THENCE NORTH 33 DEGREES 07 MINUTES 57 SECONDS WEST, A DISTANCE OF 121.64 FEET; THENCE NORTH 56 DEGREES 50 MINUTES 34 SECONDS EAST, A DISTANCE OF 97.54 FEET; THENCE SOUTH 69 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 76.20 FEET TO A POINT ON THE ARC OF CURVE, SAID POINT ALSO BEING ALONG THE WESTERLY EASEMENT LINE OF "ROAD 11"; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY LINE, ALSO BEING ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 40.30 FEET AND WHOSE CHORD LENGTH OF 39.21 FEET BEARS SOUTH 19 DEGREES 13 MINUTES 12 SECONDS EAST TO THE POINT OF BEGINNING, CONTAINING 0.2836 ACRES, MORE OR LESS, AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

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## EXHIBIT "C"

### PERCENTAGE OWNERSHIP

<u>Unit</u>	<u>Percentage Interest In Common Elements</u>
3	6.01
4	6.27
8	6.27
9	5.71
10	5.45
11	6.21
17	5.31
19	6.22
21	5.84
22	5.97
23	5.72
26	5.90
27	6.10
52	5.72
86	5.31
87	6.27
88	<u>5.72</u>
<b>Total:</b>	<b>100.0</b>

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