

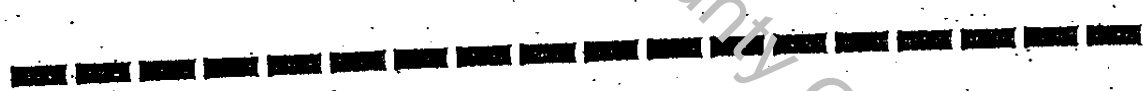
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Doc#: 0328118001
Eugene "Gene" Moore Fee: \$94.00
Cook County Recorder of Deeds
Date: 10/08/2003 08:23 AM Pg: 1 of 14

EXHIBIT

ATTACHED TO



DOCUMENT

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	941	A
P	(Signature)	P
T	102	V
I		(Signature)

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

THIS ELEVENTH AMENDMENT TO DECLARATION ("Eleventh Amendment") is made and entered into this 10 day of September, 2003 by the TOLL IL II, L.P., an Illinois limited partnership (hereinafter referred to as the "Declarant").

RECORDING FEE 94-
DATE 10-8-03 COPIES 6
OK BY (Signature)

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 30th day of October, 2002 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 12th 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 31st day of December, 2002 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 31st 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

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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 19th 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 25th 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 6th 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 1st day of July, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 10th 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 July, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 30th day of July, 2003 as Document Number 0321139039 (hereinafter referred to as the "Eighth Amendment") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Ninth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 4th day of August, 2003 and recorded in the Office of the

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Recorder of Deeds of Cook County, Illinois on the 26th day of August, 2003 as Document Number 0323834000 (hereinafter referred to as the "Ninth Amendment") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Tenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 28th day of August, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 19th day of September, 2003 as Document Number 0326234178 (hereinafter referred to as the "Tenth Amendment"; the Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, the Eighth Amendment, the Ninth Amendment and the Tenth Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

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.

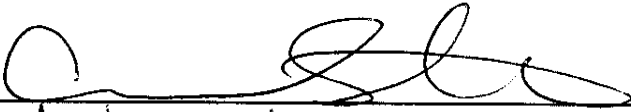
[SIGNATURES APPEAR ON NEXT PAGE]

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

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

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

BY: 
Name: Andrew Stern
Its: Asst VP

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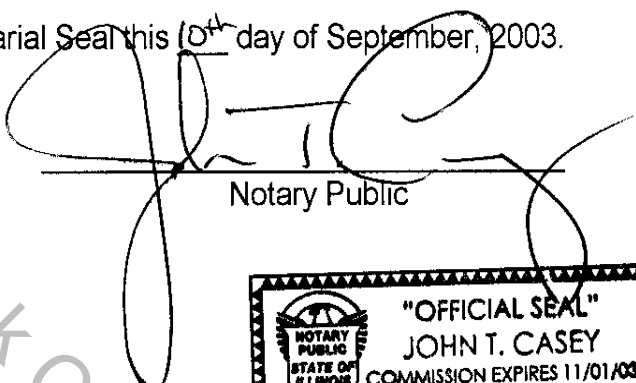
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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 10th day of September, 2003.



Notary Public



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EXHIBIT "A"

ADDITIONAL PARCEL

THAT PORTION OF LOT 1 IN THE ESTATES AT INVERNESS RIDGE - UNIT 1 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 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 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 315.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 104.14 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 275.00 FEET, A DISTANCE OF 416.78 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 46 SECONDS EAST, A DISTANCE OF 124.76 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 100.95 TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF 106.06 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 42 SECONDS EAST, A DISTANCE OF 159.74 FEET; THENCE NORTH 49 DEGREES 09 MINUTES 02 SECONDS WEST, A DISTANCE OF 150.92 FEET TO A POINT ALONG THE ARC OF

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A CURVE; THENCE NORTHERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 56.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2656 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 RIDGE - UNIT 1 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 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 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 199.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 104.46 FEET; THENCE SOUTH 86 DEGREES 16 MINUTES 18 SECONDS WEST, A DISTANCE OF 64.46 FEET; THENCE SOUTH 62 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 13.70 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 05 SECONDS WEST, A DISTANCE OF 111.03 FEET TO A POINT ALONG THE SOUTHERLY EASEMENT LINE OF "ROAD 1; THENCE NORTH 87 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1863 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 RIDGE - UNIT 1 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 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 315.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 104.14 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 275.00 FEET, A DISTANCE OF 416.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 02 MINUTES 46 SECONDS EAST, A DISTANCE OF 124.76 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 244.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 17.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF 124.76 FEET TO A POINT OF ALONG THE ARC OF A CURVE; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 275.00 FEET, A DISTANCE OF 50.07 FEET AND WHOSE CHORD LENGTH OF 50.00 FEET BEARS NORTH 00 DEGREES 57 MINUTES 14 SECONDS EAST TO THE POINT OF BEGINNING, CONTAINING 0.3299 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	5.12
4	5.34
3	5.34
3	4.86
10	4.64
11	5.29
17	4.52
18	4.63
19	5.30
21	4.97
22	5.08
23	4.88
26	5.03
27	5.19
41	4.63
45	5.56
52	4.88
86	4.52
87	5.34
88	4.88
Total:	100.0

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EXHIBIT "B"

SURVEY

