



Doc#: 0403344100
Eugene "Gene" Moore Fee: \$58.00
Cook County Recorder of Deeds
Date: 02/02/2004 03:02 PM Pg: 1 of 18

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TO:

Arnstein & Lehr LLP
120 South Riverside Plaza
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Chicago, IL 60606
Raymond J. Werner, Esq.
12096-0020

1083
AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS

03-29025

This Amendment to Declaration of Covenants, Conditions and Restrictions and Grant of Easements is made as of December 26, 2003 (which is the date of the execution hereof by the last of the parties joining into this Amendment) with reference to the following facts by the parties who join herein.

Lawyers Title Insurance Corporation

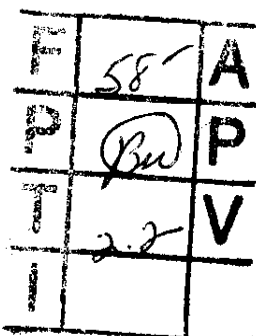
A. On or about August 13, 1935, Ruth W. Baylor made that certain Declaration of Covenants, Conditions and Restrictions relating to the Baylor's Subdivision (a/k/a Baylor Subdivision) situated in the Village of Northfield, County of Cook, State of Illinois and which was recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 86116335 (the "Declaration").

B. The Declaration was recorded concurrently with the recordation of the Plat of Baylor's Subdivision, being a Subdivision of Part of the South 1/2 of the Southeast 1/4 of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois and which was also recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 86116335 (the "Plat").

C. Baylor's Subdivision is made up of and contains Lots 1 through 11, both inclusive, and Out Lot A (collectively, the "Lots").

D. The plat of Baylor's Subdivision does not include the property that is legally described as follows (the "221 Property"):

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24 AFORESAID,



RECORDING FEE 58
DATE 2.2.04 COPIES 6
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SAID POINT BEING 333.00 FEET WEST OF THE EAST LINE OF LOTS 16 TO 27, BOTH INCLUSIVE, IN BLOCK 9 IN GEO. F. NIXON & COMPANY'S FIRST ADDITION TO NORTHFIELD; THENCE SOUTH 89° 59'00" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 271.64 FEET; THENCE SOUTH 00°01'57" EAST ALONG THE WEST LINE OF LOT 34 IN COUNTY CLERK'S DIVISION IN SAID SECTION 24, A DISTANCE OF 260.16 FEET; THENCE NORTH 89°58'03" EAST 271.48 FEET; THENCE NORTH 00°00'05" EAST ALONG THE CENTER LINE OF BRISTOL STREET, EXTENDED SOUTH 260.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-412-045-0000
 Common Address: 221 Bristol Street
 Northfield, Illinois

E. In fact and in practice for at least the period of time commencing with the recordation of the Plat of Baylor's Subdivision and the Declaration, the 221 Property is and has been operated as though it was a part of Baylor's Subdivision.

F. Ruth W. Baylor is deceased, and the Northern Trust Company, not personally but solely as successor trustee of the Ruth W. Baylor Declaration of Trust dated December 18, 1999, has succeeded to her interest in the 221 Property and certain other property located in the Baylor's Subdivision.

G. The parties hereto have agreed to memorialize the relationship of the 221 Property with the Lots that are included in Baylor's Subdivision by the amendment of the Declaration as set forth herein.

NOW, THEREFORE, to implement the intent of the parties, to memorialize the fact that the 221 Property is, has been, and will be operated as if it were a part of Baylor's Subdivision, and in consideration of the mutual covenants and agreements set forth herein, Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency thereof being hereby acknowledged, the parties agree as follows.

1. Spreading of Encumbrance of Declaration. The Declaration is hereby spread to include the 221 Property notwithstanding the fact that it was not included in the Plat and was specifically described as "not included" on the face of the Plat. As a result of this Amendment, all of the benefits and burdens included in and which are a part of the Declaration shall run with the title to the 221 Property and are and shall be appurtenant thereto to the effect that the 221 Property is and shall be encumbered by the Declaration and is and shall be part of the Plat in all respects from and after the date

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set forth above.

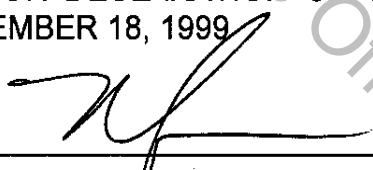
2. Grant of Easement for Ingress and Egress, Public Utilities and Drainage. The parties by making and joining into this Amendment grant: (a) a permanent, non-exclusive easement for ingress, egress, and access over Bristol Road and the areas that are depicted on the Plat as easements for ingress and egress; and (b) a permanent, non-exclusive easement for public utilities (including telephone, cable, electricity, sanitary sewer, and natural gas), drainage, storm sewer and water main over the places indicated for such easements on the Plat. The easements granted in this Amendment shall run with the title to the 221 Property and be appurtenant thereto.

3. Effect of Amendment. To the extent that the provisions of the Declaration are inconsistent with the provisions of this Amendment, the provisions of this Amendment shall control. In all other respects, the terms and conditions of the Declaration shall remain in full force and effect, unmodified in any manner whatsoever. This Amendment shall not be effective unless and until it is recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

4. Trustee Exculpation. The Northern Trust Company executes this Amendment as trustee, as aforesaid, and not personally, and is not and shall not be liable in its individual capacity in any way by reason of this Amendment. The parties hereto and their successors and assigns acknowledge and agree that any recourse under or by virtue of this Amendment shall be limited to and only be against the assets of the Ruth W. Baylor Trust.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on the day and year first above written.

THE NORTHERN TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS SUCCESSOR TRUSTEE OF THE RUTH W. BAYLOR DECLARATION OF TRUST DATED DECEMBER 18, 1999

By: 

Printed Name : MICHAEL E. PAPIERSKI

Its: VICE PRESIDENT

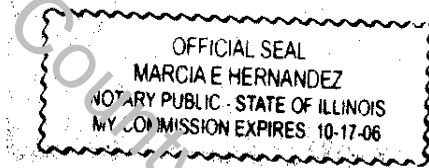
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State of Illinois)
) SS:
 County of Cook)

I, Marcia E. Hernandez, a Notary Public in and for the County and State aforesaid, do hereby certify that MICHAEL E. PAPIERSKI vice President of THE NORTHERN TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such vice President, appeared before me this day in person and acknowledged that signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of December, 2003.

Marcia E. Hernandez
 Notary Public
 My Commission Expires:
10-17-06



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JOINDER BY BRISTOL ROAD HOMEOWNERS ASSOCIATION

The undersigned joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

BRISTOL ROAD HOMEOWNERS ASSOCIATION, an Illinois corporation

By: [Signature]

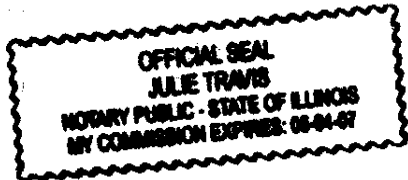
Printed Name: Richard D. JOUTRAS
Its: OFFICER

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by Richard Joutras, OFFICER of BRISTOL ROAD HOMEOWNERS ASSOCIATION, an Illinois corporation, on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires:
5-4-07



UNOFFICIAL COPY

JOINDER BY OWNER OF OUTLOT A IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

OUT LOT A IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-075-0000
Common Address: Bristol Road
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

BRISTOL ROAD HOMEOWNERS ASSOCIATION, an Illinois corporation

By: [Signature]

Printed Name: Richard D. Journeaux
Its: OFFICER

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by Richard Journeaux, OFFICER of BRISTOL ROAD HOMEOWNERS ASSOCIATION, an Illinois corporation, on behalf of the corporation.



[Signature]
Notary Public

My Commission Expires:

5-4-07

UNOFFICIAL COPY

JOINDER BY OWNER OF LOT 1 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 1 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-064-0000
Common Address: 2 Bristol Road
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

CFS ENTERPRISES, INC., an Illinois corporation

By: [Signature]

Printed Name: FRANCIS P SEYMOUR
Its: President

State of Illinois)
) SS:
County of Cook)

I, JOHN H. WINAND, a Notary Public in and for the County and State aforesaid, do hereby certify that Francis P. Seymour President of CFS ENTERPRISES, INC. an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this 26 day in person and acknowledged that he signed and delivered the said instrument as his 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 and notarial seal this 26 day of December, 2003.

[Signature]
Notary Public

My Commission Expires: _____



UNOFFICIAL COPY

JOINDER BY OWNER OF LOT 2 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 2 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-065-0000
Common Address: _____ Bristol Road
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, covenants, representations, covenants, undertakings and agreements herein made on the part of the Trustee are made by it solely in its capacity as Trustee and no personal liability or personal responsibility is incurred by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO FIRST NATIONAL BANK OF SKOKIE, AS TRUSTEE UNDER TRUST NO 52331t *George J. Skuros*
and not personally
Printed Name : GEORGE J. SKUROS
Its: VICE PRESIDENT

State of Illinois)
) SS:
County of Cook)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that GEORGE J. SKUROS, VICE President of LASALLE BANK NATIONAL ASSOCIATION, as Successor Trustee to FIRST NATIONAL BANK OF SKOKIE, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such VICE President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of DECEMBER, 2003.



Marie Sosa
Notary Public
My Commission Expires: 04/04/07

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JOINDER BY OWNER OF LOT 3 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 3 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-066-0000
Common Address: 6 Bristol Road
Northfield, Illinois

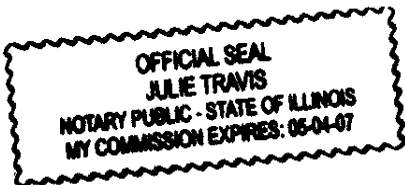
and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

Meta H. Joutras
Meta H. Joutras

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 15, 2003 by META H. JOUTRAS.

Julie Travis
Notary Public
My Commission Expires: 5-4-07



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JOINDER BY OWNER OF LOT 4 IN BAYLOR'S SUBDIVISION

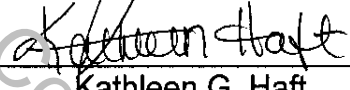
The undersigned is the owner of the following described property:

LOT 4 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-067-0000
Common Address: _____ Bristol Road
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.




James G. Haft


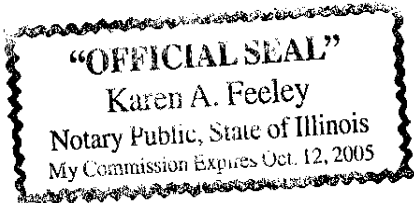
Kathleen G. Haft

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 5, 2003 by JAMES G. HAFT and KATHLEEN G. HAFT.



Notary Public
My Commission Expires: 10/12/05



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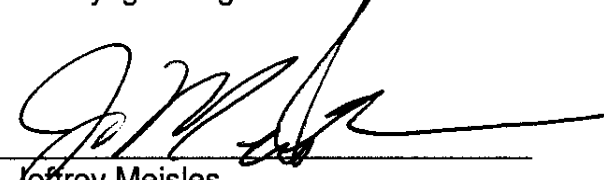
JOINDER BY OWNER OF LOT 5 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 5 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-068-0000
Common Address: 8 Bristol Road
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.



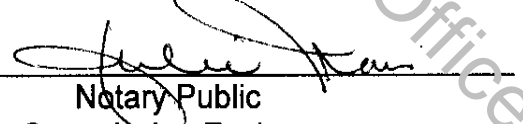
Jeffrey Meisles



Lynn Meisles

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by JEFFREY MEISLES and LYNN MEISLES.



Notary Public

My Commission Expires:

5-4-07



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JOINDER BY OWNER OF LOT 6 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 6 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-069-0000
Common Address: 7 Bristol Road
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

Susan E. Stewart

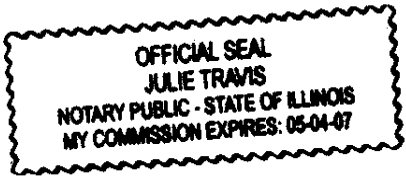
Susan E. Stewart

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by SUSAN E. STEWART.

Julie Travis

(Notary Public
My Commission Expires:
5-4-07



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JOINDER BY OWNER OF LOT 7 IN BAYLOR'S SUBDIVISION

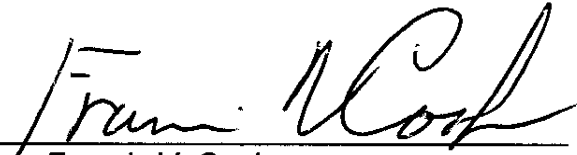
The undersigned is the owner of the following described property:

LOT 7 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Index Number: 04-24-413-070-0000

Common Address: _____
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.




Francis V. Cook



Trudy B. Cook

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by FRANCIS V. COOK and TRUDY B. COOK.



Notary Public
My Commission Expires: 5-4-07



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JOINDER BY OWNER OF LOT 8 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

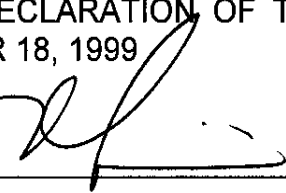
LOT 8 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-071-0000

Common Address: _____
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

THE NORTHERN TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS SUCCESSOR TRUSTEE OF THE RUTH W. BAYLOR DECLARATION OF TRUST DATED DECEMBER 18, 1999

By: 

Printed Name: MICHAEL E. PAPIERSKI

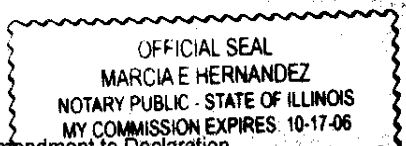
Its: VICE PRESIDENT

State of Illinois)
) SS:
County of Cook)

I, Marcia E. Hernandez, a Notary Public in and for the County and State aforesaid, do hereby certify that MICHAEL E. PAPIERSKI ^{V.C.} President of THE NORTHERN TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of December, 2003.

Marcia E. Hernandez
Notary Public
My Commission Expires: 10-17-06



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JOINDER BY OWNER OF LOT 9 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 9 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-072-0000

Common Address: _____
Northfield, Illinois

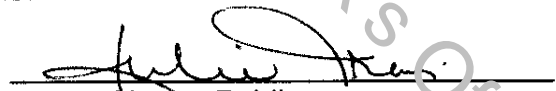
and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.



Kathleen K. Nowlin

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by KATHLEEN K. NOWLIN.


Notary Public
My Commission Expires: 5-4-07



UNOFFICIAL COPY

JOINDER BY OWNER OF LOT 10 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

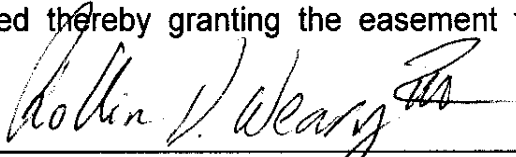
LOT 10 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-073-0000

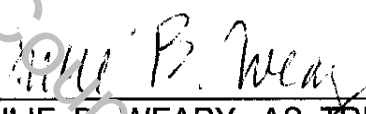
Common Address:

Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.



ROLLIN D. WEARY, III, AS TRUSTEE
UNDER ROLLIN D. WEARY III TRUST
DATED JULY 21, 2003



JULIE B. WEARY, AS TRUSTEE UNDER
JULIE B. WEARY TRUST DATED JULY 21,
2003

[The acknowledgements are on the following page.]

UNOFFICIAL COPY

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by ROLLIN D. WEARY, III, AS TRUSTEE UNDER ROLLIN D. WEARY III TRUST DATED JULY 21, 2003.



Julie Travis
Notary Public
My Commission Expires:
5-4-07

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by JULIE B. WEARY, III, AS TRUSTEE UNDER JULIE B. WEARY TRUST DATED JULY 21, 2003.



Julie Travis
Notary Public
My Commission Expires:
5-4-07

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JOINDER BY OWNER OF LOT 11 IN BAYLOR'S SUBDIVISION

The undersigned is the owner of the following described property:

LOT 11 IN BAYLOR'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-24-413-074-0000

Common Address: _____
Northfield, Illinois

and joins into and is a party to the Amendment to the Declaration as set forth in the document to which this Joinder is attached thereby granting the easement therein provided.

Daniel F. Rahill

Daniel F. Rahill

Mary C. Rahill

Mary C. Rahill

State of Illinois)
) SS:
County of Cook)

The foregoing instrument was acknowledged before me this December 19, 2003 by DANIEL F. RAHILL and MARY C. RAHILL.

Julie Travis

Notary Public

My Commission Expires: 5-4-07

