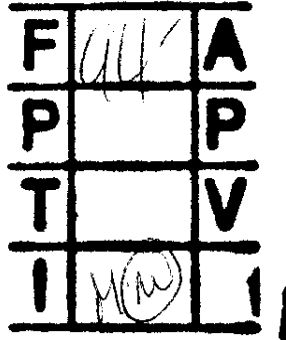


# UNOFFICIAL COPY

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



Doc#: 0409119087  
Eugene "Gene" Moore Fee: \$94.00  
Cook County Recorder of Deeds  
Date: 03/31/2004 11:30 AM Pg: 1 of 14

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

THIS NINETEENTH AMENDMENT TO DECLARATION ("Nineteenth Amendment") is made and entered into this 26<sup>th</sup> day of March, 2004 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

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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 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 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 4<sup>th</sup> 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 19<sup>th</sup> day of September, 2003 as Document Number 0326234178 (hereinafter referred to as the "Tenth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by an Eleventh Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 10th day of September, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 8th day of October, 2003 as Document Number 0328118001 (hereinafter referred to as the "Eleventh Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Twelfth 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 October, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 16th day of October, 2003 as Document Number 0328918005 (hereinafter referred to as the "Twelfth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Thirteenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 21<sup>st</sup> day of October, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0330332011 (hereinafter referred to as the "Thirteenth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Fourteenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 10th day of November, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 19, 2003 as Document Number 0332339031 (hereinafter referred to as the "Fourteenth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Fifteenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 10th day of November, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 16, 2003 as Document Number 0335039029 (hereinafter referred to as the "Fifteenth Amendment") certain real estate was submitted to the Act and the Condominium; and

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**WHEREAS**, by a Sixteenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 24th day of December, 2003 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 26, 2004 as Document Number 0402610031 (hereinafter referred to as the "Sixteenth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by a Seventeenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 21<sup>st</sup> day of January, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 19, 2004 as Document Number 0405018036 (hereinafter referred to as the "Seventeenth Amendment") certain real estate was submitted to the Act and the Condominium; and

**WHEREAS**, by an Eighteenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 19<sup>th</sup> day of February, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 17, 2004 as Document Number 0407741097 (hereinafter referred to as the "Eighteenth 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, the Tenth Amendment, the Eleventh Amendment, the Twelfth Amendment, the Thirteenth Amendment, the Fourteenth Amendment, the Fifteenth Amendment, the Sixteenth Amendment, Seventeenth Amendment and Eighteenth 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

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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]**

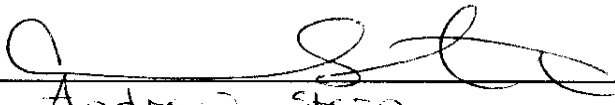
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IN WITNESS WHEREOF, TOLL IL II, L.P., an Illinois limited partnership, executed this document as of the 26<sup>th</sup> day of March, 2004.

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: GP

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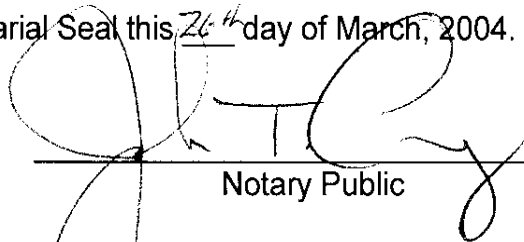
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, John T. Casey a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Andrew Stein, as 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 26<sup>th</sup> day of March, 2004.

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



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## UNIT 47

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 00 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 WESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTH 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 SOUTHERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE EAST 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 50.25 FEET TO A POINT ON THE ARC OF A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 275.00 FEET, A DISTANCE OF 216.44 FEET AND WHOSE CHORD LENGTH OF 210.90 FEET BEARS SOUTH 68 DEGREES 32 MINUTES 56 SECONDS EAST 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 SOUTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 225.00 FEET, A DISTANCE OF 238.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ARC HAVING A RADIUS OF 225.00 FEET, A DISTANCE OF 135.09 FEET AND WHOSE CHORD LENGTH OF 133.07 FEET BEARS SOUTH 13 DEGREES 15 MINUTES 23 SECONDS EAST; THENCE NORTH 87 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 186.39 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 30.89 FEET; THENCE NORTH 59 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 179.70 FEET TO THE POINT OF



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## EXHIBIT "C"

### PERCENTAGE OWNERSHIP

<u>Unit</u>	<u>Percentage Interest In Common Elements</u>
2	3.42
3	3.52
4	3.67
8	3.67
9	3.34
10	3.19
11	3.63
17	3.10
18	3.18
19	3.64
20	3.82
21	3.42
22	3.49
23	3.35
26	3.45
27	3.57
31	3.49
38	3.45
41	3.18
42	3.42
45	3.82
46	3.10
47	3.49
48	3.63
52	3.35
85	3.49
86	3.10
87	3.67
88	<u>3.35</u>
<b>Total:</b>	<b>100.0</b>

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**DOCUMENT**  
**WITH THIS EXHIBIT**

**EXHIBIT**

**ATTACHED TO**

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**DOCUMENT**

**WITH THIS EXHIBIT**

**DOCUMENT**

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**SEE PLAT INDEX**