

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#: 0421245029
Eugene "Gene" Moore Fee: \$90.00
Cook County Recorder of Deeds
Date: 07/30/2004 08:48 AM Pg: 1 of 13

F	90'	A
P	<i>BW</i>	P
T	<i>2-30</i>	V
I		

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

THIS TWENTY FIFTH AMENDMENT TO DECLARATION ("Twenty Fifth Amendment") is made and entered into this 22 day of July, 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 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

RECORDING FEE 90-
DATE 7-30-04 COPIES 6
OK BY *BW*

13p

UNOFFICIAL COPY

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 Fifth 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 "Fifth 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 28th 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

UNOFFICIAL COPY

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") 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 1st 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 21st 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

UNOFFICIAL COPY

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 21st 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 0402610031 (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 19th day of January, 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") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Nineteenth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 26th day of March, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 31, 2004 as Document Number 0409119087 (hereinafter referred to as the "Nineteenth Amendment") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Twentieth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 26th day of March, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 8, 2004 as Document Number 0409931002 (hereinafter referred to as the "Twentieth Amendment") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Twenty First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 16th day of April, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 29, 2004 as Document Number 0412032106 (hereinafter referred to as the "Twenty First Amendment") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Twenty Second Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 13th day of May, 2004 and recorded in the

UNOFFICIAL COPY

Office of the Recorder of Deeds of Cook County, Illinois on June 1, 2004 as Document Number 0415344071 (hereinafter referred to as the "Twenty Second Amendment") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Twenty Third Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 16th day of June, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 30, 2004 as Document Number 0418245030 (hereinafter referred to as the "Twenty Third Amendment"; certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Twenty Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Estates of Inverness Ridge Condominiums dated the 6th day of July, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on JULY 23, 2004 as Document Number 0420545099 (hereinafter referred to as the "Twenty Fourth Amendment"; the Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fifth 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, Eighteenth Amendment, Nineteenth Amendment, Twentieth Amendment, Twenty First Amendment, Twenty Second Amendment, Twenty Third Amendment and Twenty Fourth 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.

UNOFFICIAL COPY

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]


Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, TOLL IL II, L.P., an Illinois limited partnership, executed this document as of the 22 day of July, 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: Vice President

G:\HOME\GLP\DECLARAT\Toll-Inv-Buss-25th-AMD.doc

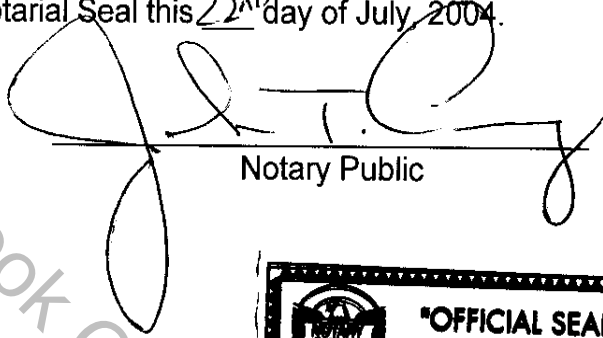
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 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 22nd day of July, 2004.



Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 223.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 110.67 FEET TO A POINT ALONG THE NORTHERLY EASEMENT LINE OF "ROAD 1"; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID NORTHERLY EASEMENT LINE OF "ROAD 1"; (1) THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, , CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 51.29 FEET; THENCE NORTH 29 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 127.08 FEET; THENCE NORTH 58 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 13.58 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 106.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2411 ACRES, MORE OR LESS AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT "C"

PERCENTAGE OWNERSHIP

<u>Unit</u>	<u>Percentage Interest In Common Elements</u>
2	2.86
3	2.94
4	3.07
5	2.61
7	2.54
8	3.07
9	2.79
10	2.67
11	3.04
17	2.59
18	2.65
19	3.04
20	3.19
21	2.86
22	2.92
23	2.80
26	2.88
27	2.98
30	2.94
31	2.92
38	2.59
41	2.65
42	2.86
45	3.19
46	2.59
47	2.92
48	3.04
52	2.80
53	2.88
73	2.59
80	2.86
85	2.92
86	2.59
87	3.07
88	<u>2.80</u>
Total:	100.0