



Doc#: 0422631001
Eugene "Gene" Moore Fee: \$78.00
Cook County Recorder of Deeds
Date: 08/13/2004 09:36 AM Pg: 1 of 10

SECOND AMENDMENT
TO DECLARATION OF
CONDOMINIUM OWNERSHIP
FOR
ASTOR PLACE

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RECORDING FEE 78
DATE 8-13-04 COPIES 4
OK BY Jafreelars

(FOR RECORDER'S USE ONLY)

This Second Amendment to the Declaration of Condominium Ownership for Astor Place is made and entered into by the Astor Place Limited Partnership, an Illinois limited partnership by Kimball Hill, Inc., an Illinois corporation, its sole general partner ("Declarant").

RECITALS

A. By the Declaration of Condominium Ownership for Astor Place recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0317831029 on June 27, 2003 ("Declaration"), certain real estate was submitted to the Illinois Condominium Property Act ("Act"), said condominium being known as Astor Place ("Condominium");

B. Declarant is the legal title holder of and wishes to so annex and add to said Parcel and Property, as those terms are redefined in the Declaration, and therefore submit to the Act as part of the Condominium the following real property ("Additional Property") as described on Exhibit "A," attached hereto and made a part hereof.

Now therefore, Declarant as legal title holder of the Property, and for the purposes above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. The Additional Property is hereby annexed to the Parcel and Property as defined in Article One of the Declaration and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with and shall be deemed to be governed in all respects, by the terms and provisions of the Declaration.
2. It is understood that each Unit in the Property consists of the space enclosed or bound by the horizontal and vertical planes set forth in the delineation thereof in Exhibit D. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit D. Exhibit D of the Declaration is hereby amended by the addition of Exhibit D attached hereto.
3. Exhibit E attached to the Declaration is hereby amended and superseded in its entirety by Exhibit E attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each unit described in the said Exhibit E prior to this amendment are hereby reduced to the respective percentages set forth in Exhibit E, as hereby amended.
4. The additional Common Elements are hereby granted and conveyed to the Grantees of the Units heretofore conveyed, all as set forth in the Declaration.

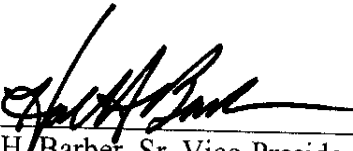
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Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

In witness whereof, Declarant has caused its name to be signed on July 12, 2004.

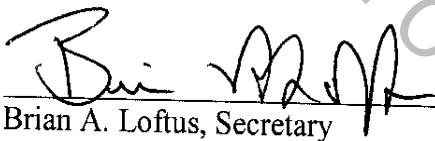
**ASTOR PLACE LIMITED PARTNERSHIP, an Illinois
limited partnership
by KIMBALL HILL, INC., an Illinois corporation,
its sole general partner**

By: _____



Hal H. Barber, Sr. Vice-President

ATTEST:



Brian A. Loftus, Secretary

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

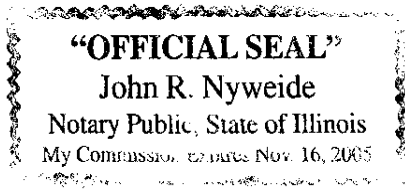
I, John R. Nyweide, a Notary Public in and for Cook County, Illinois, do hereby certify that Hal H. Barber, Vice-President of Kimball Hill, Inc., and JoAnn Peterson, Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 Notarial Seal this July 12, 2004.

John R. Nyweide
Notary Public

My commission expires 11/16/05

SEAL



This instrument prepared by and mail to after recording to:

John R. Nyweide
Holland & Knight LLC
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603
312.715.5740 (phone and fax)

PIN Nos.: 03-12-300-050 and 03-12-300-109

ADDRESS Lot 2 in Astor Place Subdivision
OF PROPERTY: Wheeling, Illinois

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**EXHIBIT A
TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
ASTOR PLACE**

The "Additional Property" is legally described as follows:

THAT PART OF LOT 2 IN ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020637731, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT "B" IN SAID ASTOR PLACE, SAID CORNER ALSO BEING A CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 04 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID OUTLOT B, SAID LINE ALSO BEING A NORTH LINE OF SAID LOT 2, 185.07 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 73 DEGREES 31 MINUTES 37 SECONDS EAST ALONG SAID LINE, 85.48 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B", SAID CORNER ALSO BEING A CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 20 MINUTES 29 SECONDS EAST, 138.67 FEET TO THE SOUTHERLY LINE OF SAID LOT 2, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PRESTWICK LANE AND A POINT OF CURVATURE; THENCE THE FOLLOWING 4 COURSES ALONG THE SAID LINE: 1) WESTERLY 74.86 FEET ALONG A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET AND A CHORD THAT BEARS SOUTH 81 DEGREES 36 MINUTES 13 SECONDS WEST, 74.53 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE WESTERLY 55.33 FEET ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET TO THE POINT OF TANGENCY 3) THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 268.94 FEET TO A POINT OF CURVATURE; 4) THENCE WESTERLY 30.64 FEET ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 80.00 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 49 SECONDS EAST, 70.38 FEET THENCE SOUTH 89 DEGREES 04 MINUTES 20 SECONDS EAST, 54.00 FEET; THENCE NORTH 39 DEGREES 11 MINUTES 49 SECONDS EAST, 78.33 FEET THENCE NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 30.00 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (CONTAINING 62,418 SQUARE FEET OR 1.433 ACRES MORE OR LESS)

UNOFFICIAL COPYEXHIBIT E
TO

(NEA 23)

**DECLARATION OF CONDOMINIUM OWNERSHIP FOR
ASTOR PLACE**

The Undivided Percentage Interests in the Units and assigned parking/storage areas are as follows:

<u>Unit</u>	<u>Undivided Interest</u>	<u>Assigned Parking/ Storage Areas Parking Space #</u>	<u>Unit</u>	<u>Undivided Interest</u>	<u>Assigned Parking/ Storage Areas Parking Space #</u>
23-201	1.045%	32	24-401	1.045	1
23-202	1.045	31	24-402	1.045	2
23-203	.887	30	24-403	.962	3
23-204	1.039	29	24-404	1.164	4
23-205	.887	25 (Handicap Space)	24-405	.962	5
23-206	1.039	28	24-406	1.164	6
23-207	1.045	27	24-407	1.045	7
23-208	1.046	26	24-408	1.046	8
23-301	1.045	17	24-501	1.045	16
23-302	1.045	18	24-502	1.045	15
23-303	.962	19	24-503	.962	14
23-304	1.164	20	24-504	1.164	13
23-305	.962	21	24-505	.962	12
23-306	1.164	22	24-506	1.164	11
23-307	1.045	23	24-507	1.045	10
23-308	1.046	24	24-508	1.046	9
23-401	1.045	1	25-201	1.045	32
23-402	1.045	2	25-202	1.045	31
23-403	.962	3	25-203	.888	30
23-404	1.164	4	25-204	1.039	29
23-405	.962	5	25-205	.888	25 (Handicap Space)
23-406	1.164	6	25-206	1.039	28
23-407	1.045	7	25-207	1.045	27
23-408	1.046	8	25-208	1.046	26
23-501	1.045	16	25-301	1.045	17
23-502	1.045	15	25-302	1.045	18
23-503	.962	14	25-303	.962	19
23-504	1.164	13	25-304	1.164	20
23-505	.962	12	25-305	.962	21
23-506	1.164	11	25-306	1.164	22
23-507	1.045	10	25-307	1.045	23
23-508	1.046	9	25-308	1.046	24
24-201	1.045	32	25-401	1.045	1
24-202	1.045	31	25-402	1.045	2
24-203	.888	30	25-403	.962	3
24-204	1.039	29	25-404	1.164	4
24-205	.888	25 (Handicap Space)	25-405	.962	5
24-206	1.039	28	25-406	1.164	6
24-207	1.045	27	25-407	1.045	7
24-208	1.046	26	25-408	1.046	8
24-301	1.045	17	25-501	1.045	16
24-302	1.045	18	25-502	1.045	15
24-303	.962	19	25-503	.962	14
24-304	1.164	20	25-504	1.164	13
24-305	.962	21	25-505	.962	12
24-306	1.164	22	25-506	1.164	11
24-307	1.045	23	25-507	1.045	10
24-308	1.046	24	25-508	1.046	9

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EXHIBIT

ATTACHED TO

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DOCUMENT

SEE PLAT INDEX