

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431



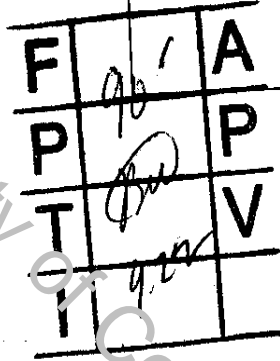
Doc#: 0426627071  
Eugene "Gene" Moore Fee: \$90.00  
Cook County Recorder of Deeds  
Date: 09/22/2004 12:56 PM Pg: 1 of 13

RETURN TO:

Jean Marie Klipsch  
THE RYLAND GROUP, INC.  
1141 E. Main Street, Ste. 108  
East Dundee, IL 60118

ABOVE SPACE FOR RECORDER'S USE ONLY

30084\094\0023



09/13/04

## SUPPLEMENT NO. 21 TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR CANTERBURY FIELDS CONDOMINIUM

This Supplement is made and entered into by The Ryland Group, Inc., a Maryland corporation ("Declarant").

### RECITALS

Declarant Recorded the Declaration of Condominium Ownership for Canterbury Fields Condominium (the "Condominium Declaration") on June 18, 2002 in the Office of the Recorder of Deeds for Cook County, Illinois, as Document No. 0020681352. The Condominium Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Condominium Declaration.

In Article Eight of the Condominium Declaration, Declarant reserved the right and power to add portions of the Development Area from time to time to the Condominium Declaration and submit such portions to the provisions of the Act. Declarant exercised this right and power by recording the following documents:

<u>Name of Document</u>	<u>Recording Date</u>	<u>Recording Number</u>
Supplement No. 1	08-23-02	020928674
Supplement No. 2	09-19-02	0021027869
Supplement No. 3	10-30-02	0021196244
Supplement No. 4	01-14-03	0030066174
Supplement No. 5	02-07-03	0030188017
Supplement No. 6	03-18-03	0030367946

RECORDING FEE 90-  
DATE 9-22-04 COPIES 6  
OK BY BW

13p

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<u>Name of Document</u>	<u>Recording Date</u>	<u>Recording Number</u>
Supplement No. 7	05-15-03	0313539027
Supplement No. 8	06-19-03	0317032051
Supplement No. 9	07-22-03	0320332021
Supplement No. 10	08-12-03	0322432044
Supplement No. 11	09-19-03	0326232040
Supplement No. 12	10-15-03	0328845197
Supplement No. 13	11-19-03	0332339161
Supplement No. 14	12-12-04	0334619039
Supplement No. 15	02-27-04	0405827105
Supplement No. 16	03-18-04	0407819006
Supplement No. 17	05-27-04	0414818000
Supplement No. 18	<del>06-23-04</del>	<del>041539004</del>
Supplement No. 19	07-15-04	0419718011
Supplement No. 20	08-23-04	0423627145

Declarant desires once again to exercise the right and power reserved in Article Eight of the Condominium Declaration to add and submit certain real estate to the provisions of the Act and the Condominium Declaration.

NOW, THEREFORE, Declarant does hereby supplement and amend the Condominium Declaration as follows:

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Condominium Declaration.
2. Added Property/Amendment of Exhibit B. The portion of the Development Area which is legally described in the Twenty-First Amendment to Exhibit B attached hereto is hereby made subject to the Condominium Declaration as "Added Property" and is also submitted to the provisions of the Act. Exhibit B to the Condominium Declaration is hereby amended to include the Added Property which is legally described in the Twenty-First Amendment to Exhibit B attached hereto.
3. The Added Dwelling Units/Amendment of Exhibit C. Exhibit C to the Condominium Declaration is hereby amended by adding to and making a part of Exhibit C the plats of the Added Property which are attached hereto. Exhibit C, as hereby amended and supplemented, identifies each Added Dwelling Unit in the Added Property and assigns to it an identifying symbol.
4. Amendment of Exhibit D. To reflect the addition of the Added Dwelling Units, the list of the Undivided Interests of the Dwelling Units as shown in Exhibit D to the Condominium Declaration is hereby amended to be as set forth in the Twenty-First Amended and Restated Exhibit D, which is attached hereto.

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5. Covenants to Run With Land. The covenants, conditions, restrictions and easements contained in the Condominium Declaration, as amended by this Supplement, shall run with and bind the Condominium Property, including the Added Property and Added Dwelling Units.

6. Continuation. As expressly hereby amended, the Condominium Declaration shall continue in full force and effect in accordance with its terms.

Dated 9/21, 2004

The Ryland Group, Inc., a Maryland corporation

By: [Signature]  
Title: Asst Vice Pres.

ATTEST:

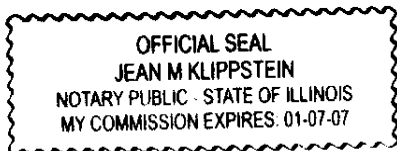
By: [Signature]  
Title: VP SALES & MARKETING

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Terry Cairns, Asst VP of The Ryland Group, Inc., and Robert Meyer, the VP SALES & MKTG thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 and Notarial Seal this 21<sup>st</sup> day of September, 2004.

[Signature]  
Notary Public



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TWENTY-FIRST AMENDMENT TO EXHIBIT B TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
CANTERBURY FIELDS CONDOMINIUM

Legal Description

PARCEL 1

THAT PART OF LOT 1 IN CANTERBURY FIELDS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 5, THE EAST HALF OF FRACTIONAL SECTION 6, THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2001 AS DOCUMENT NUMBER 0011203549, IN THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 04 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, 385.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 04 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, 100.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, 193.50 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 04 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, 100.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, 193.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,350 SQUARE FEET OR 0.444 ACRES

PARCEL 2

THAT PART OF LOT 3 IN CANTERBURY FIELDS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 5, THE EAST HALF OF FRACTIONAL SECTION 6, THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2001 AS DOCUMENT NUMBER 0011203549, IN THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3, 396.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3, 130.00 FEET; THENCE NORTH 82 DEGREES 29 MINUTES 19 SECONDS EAST, 257.72 FEET TO THE

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EAST LINE OF SAID LOT 3; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING 2 COURSES: (1) THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 92.00 FEET, AN ARC DISTANCE OF 78.16 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 133.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 112.49 FEET; THENCE NORTH 85 DEGREES 14 MINUTES 36 SECONDS WEST, 224.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,888 SQUARE FEET OR 0.847 ACRES

## ADDRESSES:

11-1 6028 Canterbury Lane, Hoffman Estates, IL  
 11-2 6026 Canterbury Lane, Hoffman Estates, IL  
 11-3 6024 Canterbury Lane, Hoffman Estates, IL  
 11-4 6022 Canterbury Lane, Hoffman Estates, IL  
 11-5 6020 Canterbury Lane, Hoffman Estates, IL

26-1 1870 Maureen Drive, Hoffman Estates, IL  
 26-2 1872 Maureen Drive, Hoffman Estates, IL  
 26-3 1874 Maureen Drive, Hoffman Estates, IL  
 26-4 1876 Maureen Drive, Hoffman Estates, IL  
 26-5 1878 Maureen Drive, Hoffman Estates, IL  
 26-6 1880 Maureen Drive, Hoffman Estates, IL

PINS: 06-05-100-020  
 06-06-200-035  
 06-07-201-008, 009, 010  
 06-08-100-002  
 06-08-100-005  
 06-08-100-006

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TWENTY-FIRST AMENDED AND RESTATED EXHIBIT D TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
CANTERBURY FIELDS CONDOMINIUM

Undivided Interests

<u>Dwelling Unit No.</u>	<u>Model</u>	<u>Undivided Interest (%)</u>
11-1	Wiltshire	.658
11-2	Berkshire	.529
11-3	Cheswick	.547
11-4	Cheswick	.547
11-5	Somerset	.609
12-1	Penrose	.645
12-2	Berkshire	.529
12-3	Cheswick	.547
12-4	Cheswick	.547
12-5	Somerset	.609
13-1	Wiltshire	.658
13-2	Berkshire	.529
13-3	Berkshire	.529
13-4	Somerset	.609
14-1	Penrose	.645
14-2	Cheswick	.547
14-3	Cheswick	.547
14-4	Penrose	.645
14-5	Somerset	.609
15-1	Penrose	.645
15-2	Berkshire	.529
15-3	Berkshire	.529
15-4	Berkshire	.529
15-5	Somerset	.609
16-1	Penrose	.645
16-2	Berkshire	.529
16-3	Berkshire	.529
16-4	Somerset	.609

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17-1	Somerset	.609
17-2	Berkshire	.529
17-3	Berkshire	.529
17-4	Penrose	.645
18-1	Somerset	.609
18-2	Berkshire	.529
18-3	Berkshire	.529
18-4	Penrose	.645
19-1	Penrose	.645
19-2	Berkshire	.529
19-3	Berkshire	.529
19-4	Berkshire	.529
19-5	Penrose	.645
19-6	Somerset	.609
22-1	Somerset	.609
22-2	Berkshire	.529
22-3	Cheswick	.547
22-4	Cheswick	.547
22-5	Berkshire	.529
22-6	Penrose	.645
23-1	Somerset	.609
23-2	Berkshire	.529
23-3	Berkshire	.529
23-4	Berkshire	.529
23-5	Penrose	.645
24-1	Somerset	.609
24-2	Berkshire	.529
24-3	Cheswick	.547
24-4	Cheswick	.547
24-5	Berkshire	.529
24-6	Penrose	.645
25-1	Somerset	.609
25-2	Berkshire	.529
25-3	Cheswick	.547
25-4	Cheswick	.547
25-5	Wiltshire	.658

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26-1	Somerset	.609
26-2	Berkshire	.529
26-3	Cheswick	.547
26-4	Cheswick	.547
26-5	Berkshire	.529
26-6	Penrose	.645
29-1	Somerset	.609
29-2	Penrose	.645
29-3	Berkshire	.529
29-4	Berkshire	.529
29-5	Berkshire	.529
29-6	Penrose	.645
34-1	Penrose	.645
34-2	Cheswick	.547
34-3	Cheswick	.547
34-4	Berkshire	.529
34-5	Somerset	.609
35-1	Somerset	.609
35-2	Berkshire	.529
35-3	Berkshire	.529
35-4	Berkshire	.529
35-5	Wiltshire	.658
36-1	Somerset	.609
36-2	Penrose	.645
36-3	Cheswick	.547
36-4	Cheswick	.547
36-5	Wiltshire	.658
37-1	Somerset	.609
37-2	Berkshire	.529
37-3	Berkshire	.529
37-4	Penrose	.645
37-5	Wiltshire	.658
38-1	Penrose	.645
38-2	Berkshire	.529
38-3	Cheswick	.547
38-4	Cheswick	.547
38-5	Somerset	.609



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39-1	Somerset	.609
39-2	Berkshire	.529
39-3	Berkshire	.529
39-4	Berkshire	.529
39-5	Penrose	.645
40-1	Penrose	.645
40-2	Berkshire	.529
40-3	Berkshire	.529
40-4	Berkshire	.529
40-5	Somerset	.609
41-1	Somerset	.609
41-2	Berkshire	.529
41-3	Berkshire	.529
41-4	Penrose	.645
41-5	Wiltshire	.658
42-1	Somerset	.609
42-2	Penrose	.645
42-3	Berkshire	.529
42-4	Penrose	.645
43-1	Somerset	.609
43-2	Penrose	.645
43-3	Berkshire	.529
43-4	Somerset	.609
44-1	Somerset	.609
44-2	Berkshire	.529
44-3	Cheswick	.547
44-4	Cheswick	.547
44-5	Penrose	.645
44-6	Somerset	.609
45-1	Penrose	.645
45-2	Berkshire	.529
45-3	Cheswick	.547
45-4	Cheswick	.547
45-5	Somerset	.609
46-1	Penrose	.645
46-2	Cheswick	.547
46-3	Cheswick	.547

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46-4	Berkshire	.529
46-5	Wiltshire	.658
47-1	Penrose	.645
47-2	Cheswick	.547
47-3	Cheswick	.547
47-4	Berkshire	.529
47-5	Somerset	.609
48-1	Somerset	.609
48-2	Cheswick	.547
48-3	Cheswick	.547
48-4	Penrose	.645
48-5	Penrose	.645
49-1	Somerset	.609
49-2	Penrose	.645
49-3	Berkshire	.529
49-4	Penrose	.645
50-1	Somerset	.609
50-2	Penrose	.645
50-3	Berkshire	.529
50-4	Penrose	.645
51-1	Penrose	.645
51-2	Berkshire	.529
51-3	Cheswick	.547
51-4	Cheswick	.547
51-5	Somerset	.609
54-1	Penrose	.645
54-2	Berkshire	.529
54-3	Berkshire	.529
54-4	Somerset	.609
55-1	Penrose	.645
55-2	Berkshire	.529
55-3	Berkshire	.529
55-4	Penrose	.645
55-5	Somerset	.609

TOTAL: 100.000%

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**EXHIBIT**

**ATTACHED TO**

*100 - Pg*

*3 Ex*

*13 - Total*

**DOCUMENT**

**SEE PLAT INDEX**