

# UNOFFICIAL COPY

This instrument was prepared by and after recording mail to:  
Herbert A. Kessel  
BEERMANN, SWERDLOVE,  
WOLOSHIN, BAREZKY,  
BECKER, GENIN & LONDON  
161 North Clark Street, #2600  
Chicago, Illinois 60601-3221  
(312) 621-9700



Doc#: 0505339105  
Eugene "Gene" Moore Fee: \$106.00  
Cook County Recorder of Deeds  
Date: 02/22/2005 01:41 PM Pg: 1 of 17

Doc#: 0436319102  
Eugene "Gene" Moore Fee: \$146.00  
Cook County Recorder of Deeds  
Date: 12/28/2004 01:25 PM Pg: 1 of 27

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT  
SCRIVENER'S ERROR ON EXHIBIT B.

F	104	A
P		P
T		V
I	(N)	

## FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR ROWHOMES AT THE GROVES OF PALATINE CONDOMINIUM ASSOCIATION

This Fourth Amendment to that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Rowhomes at the Groves of Palatine Condominium Association, Palatine, Illinois, recorded with the Recorder of Cook County, Illinois on October 1, 2002 as Document No. 0021076635, as amended (the "Declaration"), is executed by Groves of Palatine LLC, an Illinois limited liability company, (hereinafter referred to as "Declarant").

### WITNESSETH

**WHEREAS**, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois (the "Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration; and

**WHEREAS**, pursuant to the Act, in Article 12 of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

**WHEREAS**, the Declarant, pursuant to Article 12 of the Declaration, desires to annex and add to the "Property" (as defined in the Declaration), and to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein;

RECORDING FEE 146.00 DATE 2/22/05 COPIES 6  
DATE 12-28-04 COPIES 6 OK BY N. Molder  
OK BY [Signature]

F	146.00	A
P	12-28-04	P
T		V
I	[Signature]	

17P  
[Signature]

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**WHEREAS**, the Additional Parcel is a portion of the Future Development Parcel in the Declaration as described in Exhibit "C" thereto; and

**WHEREAS**, the Additional Parcel is now improved with fifteen (15) residential units; and

**WHEREAS**, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto).

**NOW, THEREFORE**, the Declarant, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.

2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby amended by adding thereto the Plat of Survey, pages 1 through 10, inclusive, attached hereto and by this reference made a part hereof.

3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B", attached hereto and by this reference made a part hereof, is submitted in lieu thereof.

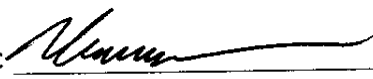
4. All the unit owners and mortgage holders, by the Declarant, hereby consent to this Fourth Amendment to the Declaration pursuant to the powers set forth in Article 12 of the Declaration.

5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Fourth Amendment and the Declaration, this Fourth Amendment shall control.

**IN WITNESS WHEREOF**, the undersigned has caused its name to be signed to these presents this 23<sup>rd</sup> day of DEC, 2004.

Groves of Palatine LLC,  
an Illinois limited liability company

By: Joseph Freed Homes LLC,  
an Illinois limited liability company,  
its manager

By:   
One of its managers

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STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK       )

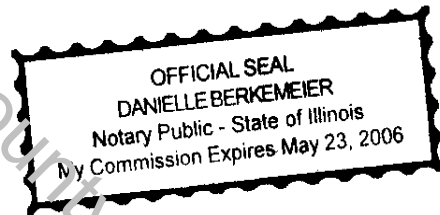
I, DANIELLE BERKEMEIER, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that THOMAS FRAEMAN, as manager of Joseph Freed Homes LLC, an Illinois limited liability company, as manager of Groves of Palatine LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23<sup>rd</sup> day of DEC, 2004.

Danielle Berkemeier  
Notary Public

My Commission Expires:

5-23-06



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**EXHIBIT A**  
**TO**  
**FOURTH AMENDMENT TO DECLARATION OF**  
**CONDOMINIUM OWNERSHIP FOR ROWHOMES**  
**AT THE GROVES OF PALATINE CONDOMINIUM ASSOCIATION**

**LEGAL DESCRIPTION**  
**ADDITIONAL PARCEL**

**PARCEL 1**

LOT 9 AND THAT PART OF LOT 12 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 89°-48'-55" EAST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 171.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00°-11'-05" WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 15.0 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89°-48'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 171.0 FEET TO A POINT 15.0 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 9 (THE SOUTH LINE OF SAID LOT 12 ALSO BEING THE NORTH LINE OF WOOD STREET); THENCE NORTH 00°-11'-05" EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9, A DISTANCE OF 15.0 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF LOT 11 AND SAID LOT 12 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00°-11'-05" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9, A DISTANCE OF 15.0 FEET; THENCE SOUTH 89°-48'-55" EAST ALONG A LINE 15.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 171.0 FEET TO A POINT 15.0 FEET NORTH OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00°-11'-55" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 15.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH 89°-48'-55" WEST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 171.0 FEET TO THE PLACE OF BEGINNING, ALL IN GROVES OF PALATINE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2**

LOT 10 AND THAT PART OF LOT 12 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89°-48'-55" EAST ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 154.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00°-11'-05" WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 10 A

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DISTANCE OF 15.0 FEET TO THE SOUTH LINE OF SAID LOT 12 (THE SOUTH LINE OF SAID LOT 12 ALSO BEING THE NORTH LINE OF WOOD STREET); THENCE NORTH 89°-48'-55" WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 154.0 FEET TO A POINT 15.0 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°-11'-05" EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10, A DISTANCE OF 15.0 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF SAID LOT 12 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°-11'-05" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10, A DISTANCE OF 15.0 FEET; THENCE SOUTH 89°-48'-55" EAST ALONG A LINE 15.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 154.0 FEET TO A POINT 15.0 FEET NORTH OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00°-11'-55" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 15.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 89°-48'-55" WEST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 154.0 FEET TO THE PLACE OF BEGINNING, ALL IN GROVES OF PALATINE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: Wood and Cedar Streets  
Palatine, Illinois

P.I.N. 02-15-301-007-0000  
02-15-301-008-0000  
02-15-301-009-0000  
02-15-301-011-0000  
02-15-301-012-0000  
02-15-301-013-0000  
02-15-301-014-0000  
02-15-411-065-0000  
02-15-411-066-0000  
02-15-411-058-0000

**UNOFFICIAL COPY****EXHIBIT B****TO****FOURTH AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR  
ROWHOMES AT THE GROVES OF PALATINE CONDOMINIUM  
ASSOCIATION****PERCENTAGE OF OWNERSHIP**

<u>Unit</u>	<u>% Ownership</u>	
1	[2.52%]	2.54%
2	[2.35%]	2.37%
3	[2.35%]	2.37%
4	[2.52%]	2.54%
5	[2.71%]	2.74%
6	[2.35%]	2.37%
7	[2.35%]	2.37%
8	[2.52%]	2.54%
9	[2.52%]	2.54%
10	[2.35%]	2.37%
11	[2.35%]	2.37%
12	[2.71%]	2.74%
13	[2.71%]	2.74%
14	[2.35%]	2.37%
15	[2.35%]	2.37%
16	[2.52%]	2.54%
17	[2.52%]	2.54%
18	[2.35%]	2.37%
19	[2.35%]	2.37%
20	[2.71%]	2.74%
21	[2.71%]	2.74%
22	[2.52%]	2.54%
23	[2.35%]	2.37%
24	[2.52%]	2.54%
25	[2.71%]	2.74%
26	[2.71%]	2.60%
27	[2.35%]	2.37%
28	[2.35%]	2.37%
29	[2.52%]	2.54%
30	[2.52%]	2.54%
31	[2.35%]	2.37%
32	[2.35%]	2.37%
33	[2.71%]	2.60%
34	[2.71%]	2.61%
35	[2.52%]	2.54%
36	[2.52%]	2.37%
37	[2.35%]	2.37%
38	[2.52%]	2.37%
39	[2.52%]	2.54%
40	[2.71%]	2.61%
	100%	100%

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## CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of Mortgages on the Property legally described on Exhibit A attached hereto recorded as Document Nos. 00210399945 and 0011022719, each as amended, hereby consents to the execution and recording of the execution and recording of the attached Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Rowhomes at the Groves of Palatine Condominium Association, provided, however, that such Consent is subject to all of the conditions contained in LaSalle's Consent to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Rowhomes at the Groves of Palatine Condominium Association recorded with the Recorder of Cook County, Illinois on October 1, 2002 as Document No. 0021076635.

IN WITNESS WHEREOF, LaSalle Bank National Association has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf; all done on this 27<sup>th</sup> day of December, 2004.

LaSalle Bank National Association

By \_\_\_\_\_

Its \_\_\_\_\_

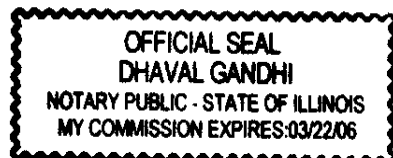
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, DHAVAL GANDHI, a Notary Public in and for said County and State, do hereby certify that C. JOSH WOHLREICH, as VP of LaSalle Bank National Association, appeared before me this day in person and acknowledged that HE signed, sealed and delivered said instrument as HIS free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27TH day of DECEMBER 2004.

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

My Commission Expires: 3/22/06



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**EXHIBIT**

**ATTACHED TO**

10 Ex  
7 pages  
17 total

**DOCUMENT**

**SEE PLAT INDEX**