

UNOFFICIAL COPY

TWENTY-SEVENTH AMENDMENT
TO
DECLARATION
OF
CONDOMINIUM OWNERSHIP
FOR
TOWER CROSSING



Doc#: 0512219031
Eugene "Gene" Moore Fee: \$86.00
Cook County Recorder of Deeds
Date: 05/02/2005 10:53 AM Pg: 1 of 12

(FOR RECORDER'S USE ONLY)

F	86	A
P		P
T		V
LLC	C.A.	

This Twenty-Seventh Amendment to Declaration of Condominium Ownership for Tower Crossing is made by The Glen Townhomes Limited Partnership, an Illinois limited partnership, by Kimball Hill Homes Illinois, LLC, an Illinois limited liability company, its sole general partner (the "Declarant").

RECITALS

DATE 05-02-05 COPIES 6X
OK BY C. Jety

A. The Declaration of Condominium Ownership for Tower Crossing, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0030130149 on January 28, 2003 ("Declaration"), submitted certain real estate to the terms of the Illinois Condominium Property Act ("Act"), said condominium being known as Tower Crossing ("Condominium"); and

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 C. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit C. Exhibit C of the Declaration is hereby amended by the addition of Exhibit C attached hereto.

3. Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each unit described in the said Exhibit D prior to this amendment are hereby reduced to the respective percentages set forth in Exhibit D, 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.

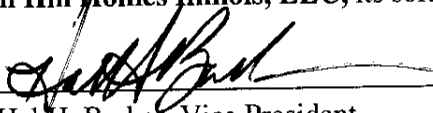
1296

UNOFFICIAL COPY

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

Declarant has caused this instrument to be executed on April 21, 2005.

THE GLEN TOWNHOMES LIMITED PARTNERSHIP,
an Illinois limited partnership,
By: **Kimball Hill Homes Illinois, LLC**, its sole general partner

By: 
Hal H. Barber, Vice President

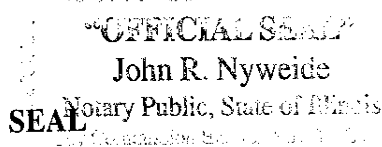
STATE OF ILLINOIS)

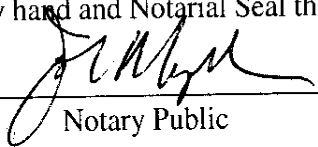
COUNTY OF COOK)

) SS
)

I, John R. Nyweide, a Notary Public in and for Cook County, Illinois, do hereby certify that Hal H. Barber, as Vice President of Kimball Hill Homes Illinois, LLC, thereof, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he signed and delivered the 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 April 21, 2005.




Notary Public

My commission expires: 11/16/05

**This instrument prepared by and
mail to after recording to:**

John R. Nyweide
Holland & Knight LLP
131 S. Dearborn Street, 30th Floor
Chicago, IL 60603

Property Index Numbers: 04-27-103-002 to -004 and -009

ADDRESS Tower Crossing South Commons Subdivision
OF PROPERTY: Glenview, Illinois

UNOFFICIAL COPY

EXHIBIT A

TO

DECLARATION OF CONDOMINIUM OWNERSHIP FOR TOWER CROSSING

The "Additional Property" is legally described as follows:

THAT PART OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF GNAS MIXED USE RETAIL CENTER, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2001 AS DOCUMENT 0010905146, AND AS AMENDED BY DOCUMENT 0020277568, TOGETHER WITH THAT PART OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, BEING A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2003 AS DOCUMENT 00331132156, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID; THENCE SOUTH 22 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 67.22 FEET; THENCE NORTH 67 DEGREES 18 MINUTES 09 SECONDS EAST, 67.86 FEET TO AN EASTERLY LINE OF LOT 2, BEING ALSO A WESTERLY LINE OF LOT 1 IN SAID FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS; THENCE NORTHERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 10.34 FEET; THENCE NORTH 67 DEGREES 48 MINUTES 08 SECONDS WEST, 83.60 FEET TO THE NORTHERLY LINE OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID; THENCE SOUTH 67 DEGREES 18 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 2, 34.93 FEET TO THE POINT OF BEGINNING,

ALSO

THAT PART OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF GNAS MIXED USE RETAIL CENTER, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2001 AS DOCUMENT 0010905146, AND AS AMENDED BY DOCUMENT 0020277568, TOGETHER WITH THAT PART OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, BEING A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2003 AS DOCUMENT 00331132156, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID; THENCE NORTH 67 DEGREES 18 MINUTES 36 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ALONG THE NORTHERLY LINE OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF GNAS MIXED USE RETAIL CENTER, AFORESAID, 252.49 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 67 DEGREES 18 MINUTES 36 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, 37.98 FEET; THENCE SOUTH 22 DEGREES 37 MINUTES 58 SECONDS EAST, 47.23 FEET TO A SOUTHERLY LINE OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID; THENCE SOUTH 67 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTHERLY LINE, 37.94 FEET; THENCE NORTH 22 DEGREES 40 MINUTES 57 SECONDS WEST, 47.23 FEET TO THE POINT OF BEGINNING,

UNOFFICIAL COPY

ALSO

THAT PART OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF GNAS MIXED USE RETAIL CENTER, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2001 AS DOCUMENT 0010905146, AND AS AMENDED BY DOCUMENT 0020277568, TOGETHER WITH THAT PART OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, BEING A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7 2003 AS DOCUMENT 00331132156, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID; THENCE NORTH 67 DEGREES 18 MINUTES 36 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ALONG THE NORTHERLY LINE OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF GNAS MIXED USE RETAIL CENTER, AFORESAID, 323.50 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 22 DEGREES 41 MINUTES 24 SECONDS WEST ALONG THE LINE OF SAID LOT 2, 5.75 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 152.50 FEET, AN ARC DISTANCE OF 4.92 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 152.50 FEET, AN ARC DISTANCE OF 39.82 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 140.49 FEET, AN ARC DISTANCE OF 17.84 FEET; THENCE SOUTH 09 DEGREES 46 MINUTES 28 SECONDS EAST, 66.60 FEET TO A SOUTHERLY LINE OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, AFORESAID; THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED SOUTHERLY LINE, BEING A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 16.48 FEET TO A POINT OF TANGENCY IN SAID LINE, THENCE SOUTH 67 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTHERLY LINE, 25.20 FEET; THENCE NORTH 22 DEGREES 44 MINUTES 41 SECONDS WEST, 53.06 FEET TO THE POINT OF BEGINNING,

ALSO

THAT PART OF LOT 3 IN THE FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS, BEING A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2003 AS DOCUMENT 00331132156, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN SAID FINAL PLAT OF SUBDIVISION OF TOWER CROSSING SOUTH COMMONS; THENCE NORTH 22 DEGREES 42 MINUTES 28 SECONDS WEST, 273.47 FEET TO A POINT OF COMPOUND CURVATURE IN THE SOUTHEASTERLY LINE OF SAID BLOCK 3; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 124.61 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 29.82 FEET; THENCE NORTH 19 DEGREES 20 MINUTES 34 SECONDS EAST, 125.82 FEET; THENCE NORTH 76 DEGREES 49 MINUTES 19 SECONDS EAST, 20.50 FEET; THENCE SOUTH 23 DEGREES 44 MINUTES 11 SECONDS EAST, 122.81 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

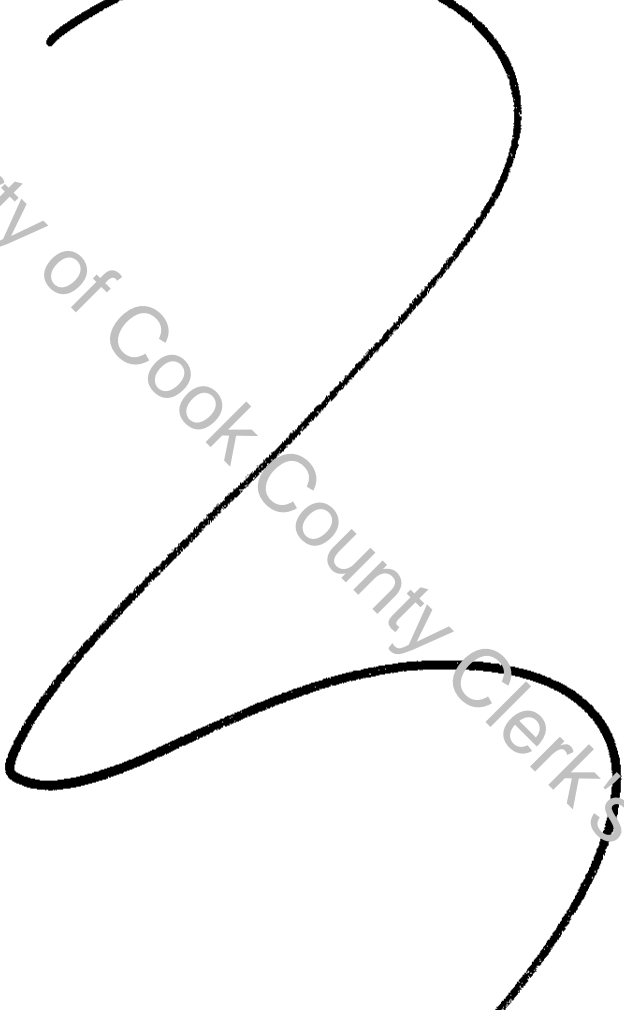
EXHIBIT C

TO

DECLARATION OF CONDOMINIUM OWNERSHIP FOR TOWER CROSSING

See attached survey of Units

Property of Cook County Clerk's Office



UNOFFICIAL COPY

(90, 96, 98, 153)

**EXHIBIT D
TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR TOWER CROSSING**

The Undivided Interests in the Units are as follows:

<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>
1	1.006%	27	.923%	56	.884%	98	.872%
2	.923	28	1.043	57	.884	110	.923
3	.923	29	1.043	58	.884	111	.923
4	.923	30	1.043	59	.884	112	.923
5	.923	31	1.043	60	.884	113	.923
6	1.043	35	.923	61	.884	114	1.043
7	1.043	36	1.043	62	.884	115	1.180
8	1.043	37	1.180	63	.884	116	1.180
9	1.043	38	1.180	64	.884	117	1.043
10	1.043	39	1.043	65	.884	118	1.043
11	1.043	40	.923	66	.884	119	.923
12	1.043	41	.923	67	.884	120	.923
13	1.043	42	.923	68	.884	121	1.006
14	1.043	43	.923	69	.884	122	1.006
15	.923	44	1.006	70	.884	123	.923
16	.923	45	.871	71	.884	124	.923
17	.923	46	.977	72	.884	125	.923
18	.923	47	.977	89	1.035	126	1.006
19	.923	48	.871	90	1.036	145	1.104
20	1.006	49	.871	91	.872	146	1.104
21	1.006	50	.871	92	.871	148	1.104
22	.923	51	.871	93	.871	149	1.104
23	.923	52	.871	94	.871	150	1.105
24	.923	53	.871	95	.871	151	1.104
25	.923	54	.871	96	.871	153	1.104
26	.923	55	.872	97	.871	154	1.105
							100.000%

UNOFFICIAL COPY

EXHIBIT

ATTACHED TO

DOCUMENT

SEE PLAT INDEX

6-96

6-X

6-X
12-TOTAL

Property of Cook County Clerk's Office