

UNOFFICIAL COPY



Doc#: 0610818005 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2006 10:00 AM Pg: 1 of 8

THIS INSTRUMENT WAS
PREPARED BY AND
AFTER RECORDING
RETURN TO:

F	70	A
P		P
T	4-18-06	V
I	ml	

Alan E. Richards, Esq.
David J. Schwab, Esq.
RICHARDS, RALPH & SCHWAB, CHARTERED
175 East Hawthorn Parkway
Suite 345
Vernon Hills, Illinois 60061

RECORDING FEE 70
DATE 4-18-06 COPIES 61
OK BY ML

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR PROVIDENCE OF PALATINE CONDOMINIUM ASSOCIATION**

This First Amendment to the Declaration of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws For Providence Of Palatine Condominium Association dated March 23, 2006, and recorded with the Cook County Recorder of Deeds on March 27, 2006 as Document Number 0608631064, as amended from time to time (said Declaration and any amendments hereto are hereinafter referred to as the "Declaration"), is executed by Hummel Development Group LLC, an Illinois limited liability company (hereinafter referred to as the "Declarant");

WITNESSETH:

WHEREAS, the real estate described on Exhibit "A" of the Declaration, located in the County of Cook and State of Illinois ("Submitted Parcel"), has been submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration;

WHEREAS, pursuant to the Act, as amended, in Article 14 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;

WHEREAS, the Declarant, pursuant to Article 14 of the Declaration, desires to annex and add the real estate describe on Exhibit "A-1" attached hereto ("Additional Parcel"), to the property and add to the plan of condominium ownership, and submit the Additional Parcel to the Act;

WHEREAS, the Additional Parcel is a portion of the Future Expansion Parcel in the Declaration as described in the Exhibit "D" therein;

CT- Vernon Hills
724286

UNOFFICIAL COPY

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

WHEREAS, under Article 14 of the Declaration, a power coupled with an interest is granted to the Declarant acting by and through its duly authorized officers as attorney-in-fact to shift the percentage ownership in the common elements appurtenant to each Unit to the percentages set forth in the Amendment to Declaration;

NOW, THEREFORE, HUMMEL DEVELOPMENT GROUP LLC, an Illinois limited liability company, as the legal title holder of 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 "C" of the Declaration, "Plat of Survey", is hereby amended by adding the Additional Parcel Plat of Survey attached hereto as Exhibit "C".
3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B" is attached hereto is substituted therefore.
4. All the unit owners and mortgage holders by the Declarant, hereby consent to this Amendment to the Declaration pursuant to the powers set forth in Article 14 of the Declaration.
5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, HUMMEL DEVELOPMENT GROUP LLC, an Illinois limited liability company, has caused its name to be signed to these presents by its Manager, this 14th day of April, 2006.

HUMMEL DEVELOPMENT GROUP LLC,
an Illinois limited liability company

By: Robert L. Hummel
Robert L. Hummel
Its: Manager

UNOFFICIAL COPY

STATE OF ILLINOIS)
) S.S.:
COUNTY OF COOK)

I, Cathleen Franczyk a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that Robert L. Hummel, as Manager of Hummel Development Group 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 voluntarily act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 14th day of April, 2006.

Cathleen Franczyk
"OFFICIAL SEAL"
CATHLEEN FRANCYK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/8/2009

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of Mortgage on the Property legally described on Exhibit "A" attached hereto, recorded as Document No. 0420527136, hereby consents to this Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Providence of Palatine Condominium Association ("Declaration") and agrees that said Mortgage is subject to the provisions of said Declaration and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, LaSalle Bank National Association has caused instrument to be signed by its duly authorized officer on its behalf, all done on this 13th day of April, 2006

LaSalle Bank National Association

By: [Signature]
Its: Assistant Vice President

STATE OF ILLINOIS)
) S.S.:
COUNTY OF COOK)

I, Victoria C Bresnahan, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that Daniel W. Egley personally known to me to be the Asst Vice President of LaSalle Bank National Association, a banking corporation, and 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 said instrument as his own free and voluntarily act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 13th day of April, 2006.

[Signature]



UNOFFICIAL COPY

**EXHIBIT A-1 TO
FIRST AMENDMENT
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR PROVIDENCE OF PALATINE CONDOMINIUM ASSOCIATION**

LOT 1 IN THE PROVIDENCE OF PALATINE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCLUDING THOSE PORTIONS OF THE BUILDINGS ABOVE A HORIZONTAL PLANE OF 779.67 (USGS 1929 DATUM) AND EXCLUDING ALL PORTIONS OF THE BUILDING NOT DEPICTED AS UNITS, COMMON ELEMENTS OR LIMITED COMMON ELEMENTS IN THE PLAT ATTACHED HERETO AS EXHIBIT "C" TO THE DECLARATION.

AN EASEMENT FOR AN UNDERGROUND PARKING GARAGE LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET, BOUNDED VERTICALLY BELOW A HORIZONTAL PLANE AT AN ELEVATION OF 751.00 FEET (USGS 1929 DATUM) AND ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF 736.00 FEET (USGS 1929 DATUM) AND BOUNDED HORIZONTALLY BY THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0420527133, DATED JULY 23, 2004; THENCE EASTERLY 151.66 FEET ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WILSON STREET; THENCE NORTHERLY 58.59 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE WESTERLY 170.75 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 66.57 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE EASTERLY 19.11 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST RIGHT OF WAY OF BOTHWELL STREET AND SAID POINT BEING 7.98 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY 7.98 FEET ALONG SAID WEST LINE OF LOT 1 TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

02-15-424-001
02-15-424-002
02-15-424-003
02-15-424-004
02-15-424-005

UNOFFICIAL COPY

PROVIDENCE OF PALATINE CONDOMINIUM ASSOCIATION

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

NEW UNIT NO.	PERCENTAGE INTEREST IN SQUARE FOOT COMMON ELEMENT
208E	2.4854%
205E	2.4854%
206E	3.7707%
202E	3.7707%
207E	4.5101%
201E	4.7801%
210E	5.0060%
209E	5.0823%
204E	5.0823%
203E	5.0823%
210W	2.2066%
212W	2.2125%
211W	2.3565%
216W	2.7671%
219W	2.8522%
213W	2.9402%
214W	2.9402%
217W	2.9989%
202W	3.2659%
203W	3.2982%
206W	3.3246%
209W	3.3334%
218W	3.3510%
201W	3.3774%
207W	3.3892%
205W	3.3980%
204W	3.4332%
208W	4.1081%
215W	<u>2.3915%</u>
	100.00%

UNOFFICIAL COPY

Doc#: 0610818005 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2006 10:00 AM Pg: 1 of 8

EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office



Copy to [unclear] [unclear]

DOCUMENT

SEE PLAT INDEX