

# UNOFFICIAL COPY

This Instrument Prepared By And  
Should Be Returned To:

James R. Griffin  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle Street  
Suite 1910  
Chicago, Illinois 60601



Doc#: 0631017070 Fee: \$30.50  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 11/06/2006 01:13 PM Pg: 1 of 4

PH 06-27-406-021

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR MARQUETTE WOODS  
STREAMWOOD, ILLINOIS**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Marquette Woods is made by Streamwood/Bartlett One L.L.C., an Illinois limited liability company (hereinafter referred to as "Declarant"), this 17<sup>th</sup> day of Aug, 2006.

**WITNESSETH**

**WHEREAS**, Declarant recorded the Declaration of Covenants, Conditions and Restrictions for Marquette Woods as Document No. 0311549069 on April 25, 2003, in the Office of the Cook County Recorder ("Declaration"). The Declaration subjected certain property, commonly known as Marquette Woods, Streamwood, Cook County, Illinois, and legally described on Exhibit A hereto (the "Marquette Woods Property"), to the terms and conditions of the Declaration; and

**WHEREAS**, the Declaration contemplated the future addition of property adjacent to the Marquette Woods Property, as set forth in Article II, Section 1 of the Declaration; and

**WHEREAS**, Declarant desires to amend the Declaration to add the following adjacent property:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST SOUTHERLY CORNER OF MARQUETTE WOODS, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 27, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2003 AS DOCUMENT NUMBER 0030492465, IN COOK, COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 14 MINUTES 21

**UNOFFICIAL COPY**

SECONDS EAST ALONG A LINE DESCRIBED AS BEARING NORTH 01 DEGREES 06 MINUTES EAST FROM A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER WHICH IS NORTH 89 DEGREES 53 MINUTES EAST 190.88 FEET FROM THE WEST LINE OF THE EAST 16 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, 64.91 FEET TO A POINT 190.88 FEET NORTHEAST OF (AS MEASURED ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27) THE WEST LINE OF THE EAST 16 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 88 DEGREES 32 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 593.40 FEET TO THE NORTHERLY LINE OF U. S. ROUTE 20 ACCORDING TO DOCUMENT NUMBER 91255270, BEING A LINE 60.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE THEREOF; THENCE NORTH 78 DEGREES 42 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE, 56.19 FEET TO A BEND IN SAID NORTHERLY LINE; THENCE NORTH 11 DEGREES 17 MINUTES 03 SECONDS EAST, 10.00 FEET TO A BEND IN SAID NORTHERLY LINE, THENCE NORTH 78 DEGREES 42 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE; BEING A LINE 70.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 20 ACCORDING TO DOCUMENT NUMBER 91255270, AFORESAID, 17.77 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST 20 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST ALONG SAID EAST LINE, 280.54 FEET TO SOUTHWESTERLY CORNER OF AFOREMENTIONED MARQUETTE WOODS; (THE FOLLOWING THREE COURSES ARE MEASURED ALONG THE SOUTHERLY LINE OF OLD LAKE STREET, HERETOFORE DEDICATED PER MARQUETTE WOODS, AFORESAID) THENCE NORTH 65 DEGREES 09 MINUTES 28 SECONDS EAST, 133.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE TANGENT TO THE LAST DESCRIBED LINE AT THE LAST DESCRIBED POINT, BEING CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 378.28 FEET, AN ARC DISTANCE OF 581.24 FEET (THE CHORD TO SAID CURVED LINE BEARS SOUTH 70 DEGREES 49 MINUTES 26 SECONDS EAST, 525.72 FEET); THENCE SOUTH 23 DEGREES 17 MINUTES 32 SECONDS EAST ALONG A NON-TANGENT LINE, 117.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS CONTAINING  $\pm$  4.959 ACRES.

(hereinafter "the Additional Property").

Property Index Nos.: 06-27-400-021-0000

# UNOFFICIAL COPY

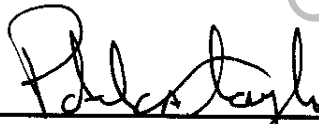
**NOW, THEREFORE,** Declarant does hereby supplement and amend the Declaration as follows:

1. **Terms.** All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.
2. **Additional Property.** The definition of the Property set forth in the Declaration is hereby amended and supplemented to include not only the Marquette Woods Property, as described on Exhibit A attached hereto, but also the Additional Property described above. All references in the Declaration to the Property shall be deemed to refer to the Marquette Woods Property described on Exhibit A attached hereto, and the Additional Property described above.
3. **Conforming References.** All references in the Declaration to the Property, Common Area, Lots and other relevant defined terms in the Declaration are hereby amended to reflect the modifications, amendments and revisions as set forth herein. As hereby amended, the Declaration shall remain in full force and effect in accordance with its terms.
4. **Mowing Exhibit.** The detention basin in the Additional Property shall be a Common Area, to be maintained and mowed by the Association. Attached hereto as Exhibit B is a depiction of the Additional Property showing the area to be mowed and maintained by the Association.

**IN WITNESS WHEREOF,** this First Amendment to Declaration of Covenants, Conditions and Restrictions for Marquette Woods is executed as of the date above written.

**DECLARANT:**

**STREAMWOOD/BARTLETT ONE L.L.C.,  
an Illinois limited liability company**

By:   
 \_\_\_\_\_  
 Patrick A. Taylor, Manager

