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Doc#: 0713715034 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2007 09:11 AM Pg: 1 of 8

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
GARY L. PLOTNICK
Schain, Burney, Ross & Citron Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

TW MTC Accon

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CROSSINGS AT MORTON GROVE CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT TO DECLARATION ("First Amendment") is made and entered into this 14 day of May, 2007 by Toll IL IV, L.P., an Illinois limited partnership (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Crossings at Morton Grove Condominium Association dated December 1, 2006 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 7, 2006, as Document Number 0634115073 (hereinafter referred to as the "Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the Crossings at Morton Grove Condominium Association (hereinafter referred to as the "Condominium"); and

WHEREAS, the Declarant is the legal holder of and wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Parcel").

NOW, THEREFORE, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. The Additional Parcel described in Exhibit "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to

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OK BY AE

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the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by the horizontal and vertical planes set forth in Exhibit "B", attached hereto and made a part hereof. Exhibit "A" to the Declaration is hereby amended by the addition thereto of Exhibit "B", which is attached hereto.

3. Exhibit "B" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the common elements appurtenant to each Unit described in former Exhibit "B" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

[SIGNATURES APPEAR ON NEXT PAGE]

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IN WITNESS WHEREOF, Toll IL IV, L.P. executed this document as of the 14th day of May, 2007.

TOLL IL IV, L.P., an Illinois limited partnership

By: Toll IL GP Corp., an Illinois corporation
Its: General Partner

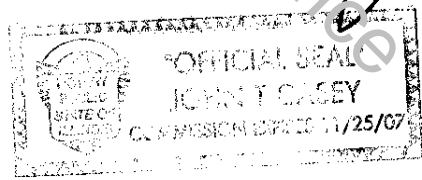
By: [Signature]
Name: Andrew Stern
Its: Senior Vice President

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, John T. Casey a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Andrew Stern, as Senior Vice President of **Toll IL GP Corp.**, as General Partner of **TOLL IL IV, L.P.**, 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 the same instrument as his 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 14th day of May, 2007.
[Signature]
Notary Public



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EXHIBIT "A"

ADDITIONAL PARCEL

THAT PART OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF THE CROSSINGS AT MORTON GROVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 136.65 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 74.75 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 91.03 FEET TO THE EAST LINE OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF NARRAGANSETT AVENUE AS PLATTED IN SAID FINAL PLAT; THENCE NORTHEASTERLY ALONG SAID EAST LINE AND SAID WESTERLY RIGHT OF WAY, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.0 FEET, AN ARC DISTANCE OF 30.62 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID EAST LINE AND ALONG SAID WESTERLY RIGHT OF WAY, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 57.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING. BEING SITUATED IN THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 300, 302, 304, and 306 Narragansett Court
Morton Grove, Illinois

PERMANENT INDEX NO.: Part of 10-20-101-008
Part of 10-20-101-010
Part of 10-20-101-012
Part of 10-20-101-009
Part of 10-20-101-011
Part of 10-20-101-015
Part of 10-19-202-006
Part of 10-19-202-008

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EXHIBIT "B"

PERCENTAGE OWNERSHIP

UNIT NUMBER	PERCENTAGE OWNERSHIP
1	6.1996
2	6.1236
3	6.1236
4	7.0986
5	7.0986
6	5.0241
7	5.0241
8	7.0986
9	6.1236
10	6.1996
11	6.1236
12	6.1996
56	6.4590
57	6.3829
58	6.3829
59	6.3380
TOTAL	<u>100.00%</u>

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EXHIBIT

ATTACHED TO

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DOCUMENT

SEE PLAT INDEX