

UNOFFICIAL COPY

2 all

This space reserved for Recorder's use only.



Doc#: 0721216064 Fee: \$82.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2007 01:20 PM Pg: 1 of 11

Property of Cook County Clerk's Office

**AMENDMENT No. 1 TO
DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS,
COVENANTS AND BY-LAWS
FOR THE HICKORY HILLS COURTS
CONDOMINIUM ASSOCIATION**

RECORDING FEE 82
DATE 7-31-07 COPIES 0
OK BY AC

THIS AMENDMENT made on this 27th day of July, 2007, by SKS CONVERSIONS, INC. an Illinois corporation (hereinafter referred to as the "Declarant")

RECITALS:

A. Declarant has executed and recorded the DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE HICKORY HILLS COURTS CONDOMINIUM ASSOCIATION (the "Declaration") on June 9, 2006 as document number 0616032017. The Declaration affected the following described real estate located in the Village of Hickory Hills, County of Cook, and State of Illinois:

Lot 2 in Alexandras Subdivision, being a resubdivision in part of the east 1/2 of the southwest 1/4 of section 35, township 38 north, range 12, east of the third principal meridian, according to the plat thereof recorded April 24, 2006, as document # 0611418005, in Cook County, IL

CHARGE C.T.I.C. DuPAGE 8325114

BOX 333-CTE

UNOFFICIAL COPY

And

Lot 2 in Country View Subdivision of Lot 26 in Robert Bartlett's Woodlawns Park, being a subdivision of the east ½ of the southwest ¼ of Section 35, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, IL

PIN #'s 18-35-309-018 contains PIQ and other property 18-35-308-037

B. In Article 14 of the Declaration, the Declarant reserved the right and power to annex, add, submit and subject to the provisions of the Act and of the Declaration any part or all of the Additional Parcel (the "Additional Parcel") as described in Exhibit C to the Declaration. Declarant now desires to exercise the rights and powers, provided in Article 14 of the Declaration to annex, add, submit and subject certain real estate, located within the Additional Parcel and owned by Declarant, to the provisions of the Act and of the Declaration.

NOW, THEREFORE, as the record owner of the real estate hereinafter described, pursuant to the power reserved in the Declaration to the Declarant and for the purpose above set forth, Declarant hereby amends the Declaration as follows:

1. Terms. If not otherwise defined herein, the terms used herein shall have the meanings set forth in the Declaration.
2. Added Property. The following described real estate, which is part of the Additional Parcel, is hereby annexed and added to the Parcel and Property, and is hereby submitted and subjected to the provisions of the Act and of the Declaration as Added Property:

Lot 1 in Alexandras Subdivision, being a resubdivision in part of the east ½ of the southwest ¼ of section 35, township 38 north, range 12, east of the third principal meridian, according to the plat thereof recorded April 24, 2006, as document # 0611418005, in Cook County, IL

PIN #'s 18-35-309-017 and part of -018

The above described Added Property is now improved with a nine unit condominium building, which building is commonly known as 8635 S. 84th Ct. Hickory Hills, Illinois.

3. Amendment of Exhibit A. Exhibit A of the Declaration is hereby amended by adding to said Exhibit A the Exhibit A attached hereto.
4. Amendment to Exhibit B. Exhibit B of the Declaration is hereby amended by substituting therefore the Exhibit B which is attached hereto. The percentage interests in the Common Elements appurtenant to the Units (including Existing Units

UNOFFICIAL COPY

and Added Units) are hereby shifted and reallocated as set forth in Exhibit B attached hereto.

5. Amendment to the Parcel. The legal description of the Parcel as shown in Exhibit A of the Declaration is hereby amended by substituting therefore the following:

Lot 2 in Alexandras Subdivision, being a resubdivision in part of the east ½ of the southwest ¼ of section 35, township 38 north, range 12, east of the third principal meridian, according to the plat thereof recorded April 24, 2006, as document # 0611418005, in Cook County, IL

And

Lot 2 in Country View Subdivision of Lot 26 in Robert Bartlett's Woodlawns Park, being a subdivision of the east ½ of the southwest ¼ of Section 35, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, IL

PIN #'s 18-35-309-018 contains PIQ and other property 18-35-308-037

AND

Lot 1 in Alexandras Subdivision, being a resubdivision in part of the east ½ of the southwest ¼ of section 35, township 38 north, range 12, east of the third principal meridian, according to the plat thereof recorded April 24, 2006, as document # 0611418005, in Cook County, IL

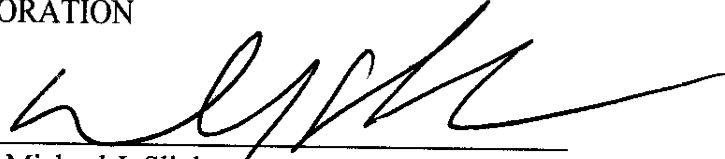
PIN #'s 18-35-309-017 and part of -018

6. Consent. All Owners, by the Declarant, their attorney-in-fact, hereby consent to this Amendment to the Declaration, pursuant to the powers and provisions set forth in Article 14 of the Declaration.
7. Conveyance of Additional Common Elements. The Added Common Elements contained in the Added Property are hereby granted and conveyed to the Owners subject to the provisions of the Act and the Declaration.
8. Covenants to run with the Land. The covenants, conditions, restrictions and easements contained in the Declaration as amended by instrument, shall run with and bind the Property including the Added Property and Added Units.
9. Ratification of Declaration as Amended. In all other respects, the Declaration, as hereby amended, is ratified and confirmed and shall continue in full force and effect.


UNOFFICIAL COPY

IN WITNESS WHEREOF, SKS CONVERSIONS, Inc., an Illinois Corporation, has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents by its _____ President and attested by its _____ Secretary, this 27 day of July, 2007.

SKS CONVERSIONS, INC., AN ILLINOIS CORPORATION

By: 
Michael J. Slinkman
Its: President

ATTEST:


Harold J. Slinkman
Its: Secretary

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

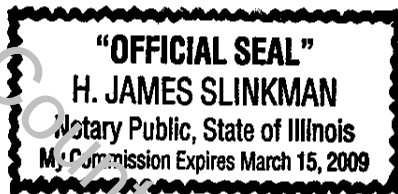
I, H. James Slinkman, a Notary Public in and for the County and State aforesaid, do hereby certify that Michael J. Slinkman, as President of SKS CONVERSIONS, Inc., and Harold J. Slinkman, as Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and that the said President, as custodian of the corporate seal of said Corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 27 day of July, 2007.

H. James Slinkman
Notary Public

My Commission Expires:

3/15/09



THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

**H. JAMES SLINKMAN, ESQ.
17559 ALLISON LN.
ORLAND PARK, IL 60467**

UNOFFICIAL COPY

EXHIBIT A

(COPY OF SURVEY)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**EXHIBIT B
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE HICKORY HILLS COURTS CONDOMINIUM ASSOCIATION**

PERCENTAGE OF OWNERSHIP

<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP</u>
8424-1A	3.17
8424-1B	3.12
8424-1C	3.22
8424-2A	3.17
8424-2B	3.17
8424-2C	3.22
8424-3A	3.17
8424-3B	3.17
8424-3C	3.22
8650-1A	3.50
8650-1B	3.50
8650-1C	3.45
8650-1D	3.50
8650-2A	3.60
8650-2B	3.60
8650-2C	3.60
8650-2D	3.60
8650-3A	3.60
8650-3B	3.60
8650-3C	3.60
8650-3D	3.60
8635-1A	3.17
8635-1B	3.11
8635-1C	3.22
8635-2A	3.17
8635-2B	3.17
8635-2C	3.22
8635-3A	3.17
8635-3B	3.17
8635-3C	<u>3.22</u>
	100.00

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

Bridgeview Bank Group, a corporation organized and existing under the laws of the United States, holder of a Mortgage on the Property dated March 24, 2006, and recorded March 30, 2006, as Document No. 0608945057, hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium Ownership and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, Bridgeview Bank Group a corporation organized and existing under the laws of the United States, has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at Bridgeview, Illinois on this 25 day of July, 2007.

Bridgeview Bank Group, a corporation organized and existing under the laws of the United States

By: [Signature]
Its: COMMERCIAL LOAN OFFICER

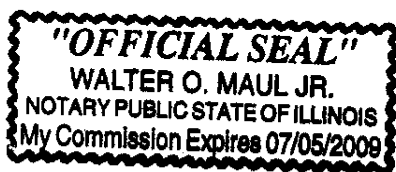
ATTEST:

[Signature: Cathy LaFlame]
Its: Administrative Assistant

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Walter O. Maul Jr, a Notary Public in and for said County and State, do hereby certify that Alexander Durek and Cathy LaFlame, the Commercial Loan Officer and Administrative Assistant, respectively of Bridgeview Bank Group, a corporation organized and existing under the laws of the United States, as such Alexander Durek and Cathy LaFlame, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 25 day of July, 2007.



[Signature: Walter O. Maul Jr]
NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT

ATTACHED TO

0721216064

7-31-07

+ 3

11

87
38

DOCUMENT

SEE PLAT INDEX

Property of Cook County Clerk's Office