



P2217.001 JCV 10/23/07 3rd

Doc#: 0804215015 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/11/2008 08:59 AM Pg: 1 of 11

First Amendment to Declaration of Covenants, Conditions and Restrictions of Spring Creek Place

This First Amendment to the Declaration of Covenants, Conditions and Restrictions of Spring Creek Place is made and entered into this 5TH day of FEBRUARY, 2008.

WHEREAS, there has heretofore been recorded a Declaration of Covenants, Conditions and Restrictions of Spring Creek Place (hereinafter referred to as "Declaration") which Declaration was recorded in the Office of the Recorder of Deeds, Cook County, Illinois on June 16, 2000 as Document Number 00446512.

WHEREAS, the townhome owners in the Spring Creek Place Townhome Development are members of an Illinois not-for-profit corporation (hereinafter referred to as "Association" or in the alternative the "corporation") referred to as the Spring Creek Place Townhome Association.

WHEREAS, the Board of Directors and the owners have determined that an amendment to the Declaration is necessary in order to facilitate the amendment process in the future.

WHEREAS, the Board and the owners believe that the present amendment provision is unnecessarily burdensome creating difficulties for the Association in any attempt to amend the Declaration.

WHEREAS, the Board and the owners seek to amend the amendment provision as set forth in Article VIII, Section 3 of the Declaration as follows:

Section 3. Amendment. Except as provided herein, the covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. ***This Declaration may be***

This Document Prepared By:

***John C. Voorn, Esq.
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street
Suite 201
Orland Park, Illinois 60467
(708) 403-5050
(708) 403-9667 (Fax)
Return to Box 330 JCV***

Common Address of Property:

***Intersection of Wolf Road and Karin Drive
Orland Park, Illinois 60467***

PIN's: See Exhibit "B"

RECORDING FEE 944
DATE 2-11-08 COPIES 6
OK BY C. J.

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amended during the first twenty (20) years period by an instrument signed by not less than ninety percent (90%) of the lot owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the lot owners. Any amendment must be recorded. Easements for ingress, egress, public utility easements and drainage easements granted herein shall run with the land in perpetuity. Emphasis added.

WHEREAS, the entire Board of Directors and in excess of ninety percent (90%) of the owners have approved this amendment by affixing their signatures to it on Exhibit "C" attached hereto.

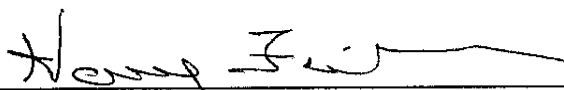
NOW THEREFORE Declaration Article VIII, Section 3 relative to amendments is hereby deleted in its entirety and the following is substituted in its place:

Section 3. Amendment. The provisions of the Declaration may be amended, changed, modified or rescinded by an instrument in writing setting forth such amendment, change, modification or rescission and signed and acknowledged by the Board and approved by the owners having at least sixty-seven percent (67%) of the total vote at a meeting called for that purpose or the provisions of the Declaration can be amended, changed, modified or rescinded by an instrument in writing setting forth such amendment, change, modification or rescission and signed and acknowledged by the Board and signed by Owners having at least sixty-seven percent (67%) of the total vote. Each instrument of amendment, change, modification or rescission made in accordance with the Declaration, shall be effective upon the recording of such instrument in the Office of the Cook County, Illinois Recorder of Deeds.

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

This First Amendment shall be effective upon the date of its recording with the Recorder of Deeds, Cook County, Illinois.

Approval of Board of Directors of Spring Creek Place Townhome Association



 Harry Fisher, President

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Mary Lynch
Mary Lynch, Secretary

Paul Maranto
Paul Maranto, Treasurer

Richard Belpedio
Richard Bel Pedio, Director

Richard Soderlund
Richard Soderlund, Director

Property of Court Clerk's Office

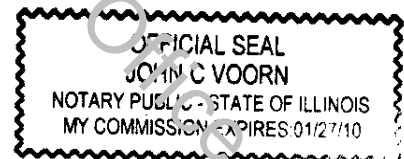
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

JOHN C. VOORN, a Notary Public in and for said county in the State aforesaid does hereby certify that Harry Fisher, President, Mary Lynch, Secretary, Paul Maranto, Treasurer, Richard Bel Pedio, Director and Richard Soderlund, Director being all of the members of the Board of Directors of the Spring Creek Place Townhome Association, an Illinois not-for-profit corporation, personally known to be the same persons whose names are subscribed to this instrument as said Board of Directors appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5TH day of FEBRUARY, 2008

[Signature]
Notary Public



My Commission Expires: JANUARY 27, 2010

(Seal)

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EXHIBIT "A"

Legal Description of Spring Creek Place Townhome Association:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and Outlot A in Spring Creek Place Townhomes, being a subdivision of part of the West half of the Northwest quarter of Section 20, Township 36, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT "B"

PINs applicable to townhome units:

<i>LOT NUMBER</i>	<i>PIN</i>
1	27-20-105-031
1	27-20-105-032
1	27-20-105-033
1	27-20-105-034
2	27-20-105-008
2	27-20-105-009
2	27-20-105-010
2	27-20-105-011
3	27-20-105-013
3	27-20-105-014
3	27-20-105-015
4	27-20-105-017
4	27-20-105-018
4	27-20-105-019
4	27-20-105-020
5	27-20-105-022
5	27-20-105-023
5	27-20-105-024
6	27-20-105-026
6	27-20-105-027
6	27-20-105-028
6	27-20-105-029
7	27-20-104-006

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<i>LOT NUMBER</i>	<i>PIN</i>
7	27-20-104-007
7	27-20-104-008
7	27-20-104-009
8	27-20-104-011
8	27-20-104-012
8	27-20-104-013
9	27-20-104-015
9	27-20-104-016
9	27-20-104-017
10	27-20-104-023 27-20-104-024 27-20-104-025
11	27-20-104-019 27-20-104-020 27-20-104-021
Common Area Lot 1	27-20-105-035
Common Area Lot 2	27-20-105-012
Common Area Lot 3	27-20-105-016
Common Area Lot 4	27-20-105-021
Common Area Lot 5	27-20-105-025
Common Area Lot 6	27-20-105-030
Common Area Lot 7	27-20-104-010
Common Area Lot 8	27-20-104-014
Common Area Lot 9	27-20-104-018
Common Area Lot 10	27-20-104-026
Common Area Lot 11	27-20-104-022
Outlot A	27-20-104-007

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EXHIBIT "C"

Approval of Townhome Owners

ADDRESS	SIGNATURE OF OWNERS
11163 Karen Drive Orland Park, Illinois 60467	Albert Rosignol Joan Rosignol
11159 Karen Drive Orland Park, Illinois 60467	Dan Emery Jannine Emery
11155 Karen Drive Orland Park, Illinois 60467	
11151 Karen Drive Orland Park, Illinois 60467	Jim Harty
11145 Karen Drive Orland Park, Illinois 60467	Bob Carsetto
11141 Karen Drive Orland Park, Illinois 60467	
11137 Karen Drive Orland Park, Illinois 60467	Rick De Laurentis Alma De Laurentis
11133 Karen Drive Orland Park, Illinois 60467	Rick Belpedio Linda Belpedio
11127 Karen Drive Orland Park, Illinois 60467	John Belpedio
11123 Karen Drive Orland Park, Illinois 60467	Marilyn Belpedio
11119 Karen Drive Orland Park, Illinois 60467	Monica Samartice
11113 Karen Drive Orland Park, Illinois 60467	Carl Soderlund Jean Soderlund
11109 Karen Drive Orland Park, Illinois 60467	John Soderlund
11105 Karen Drive Orland Park, Illinois 60467	

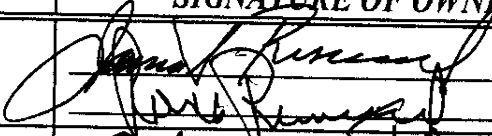
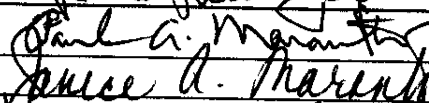
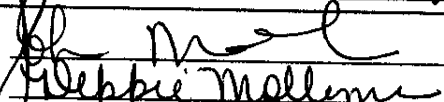
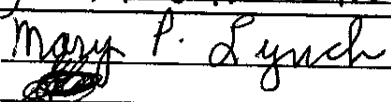
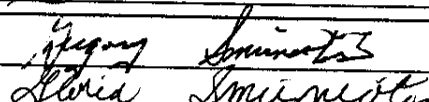
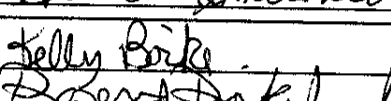
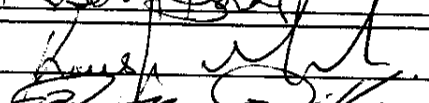
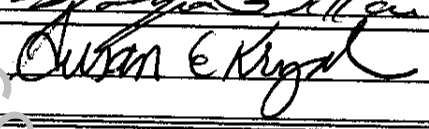
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ADDRESS	SIGNATURE OF OWNERS
11101 Karen Drive Orland Park, Illinois 60467	<i>Robert J. Spallina</i> <i>Josephine Spallina</i>
11059 Karen Drive Orland Park, Illinois 60467	
11055 Karen Drive Orland Park, Illinois 60467	
11051 Karen Drive Orland Park, Illinois 60467	
11033 Karen Drive Orland Park, Illinois 60467	
11037 Karen Drive Orland Park, Illinois 60467	
11041 Karen Drive Orland Park, Illinois 60467	
11045 Karen Drive Orland Park, Illinois 60467	
11056 Karen Drive Orland Park, Illinois 60467	
11060 Karen Drive Orland Park, Illinois 60467	
11100 Karen Drive Orland Park, Illinois 60467	
11104 Karen Drive Orland Park, Illinois 60467	
11110 Karen Drive Orland Park, Illinois 60467	
11114 Karen Drive Orland Park, Illinois 60467	
11118 Karen Drive Orland Park, Illinois 60467	
11124 Karen Drive Orland Park, Illinois 60467	

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ADDRESS	SIGNATURE OF OWNERS
11101 Karen Drive Orland Park, Illinois 60467	
11059 Karen Drive Orland Park, Illinois 60467	Jared L. Loh
11055 Karen Drive Orland Park, Illinois 60467	Jared L. Loh Rick Smith
11051 Karen Drive Orland Park, Illinois 60467	Harry Fry Celine Fisher
11033 Karen Drive Orland Park, Illinois 60467	Dee Douglas Carole Douglas
11037 Karen Drive Orland Park, Illinois 60467	David Paul Buttel Kari L. Buttel
11041 Karen Drive Orland Park, Illinois 60467	Ken Cruger John Cruger
11045 Karen Drive Orland Park, Illinois 60467	
11056 Karen Drive Orland Park, Illinois 60467	Katherine Schroyer Katherine Schroyer
11060 Karen Drive Orland Park, Illinois 60467	Cathy Meyer
11100 Karen Drive Orland Park, Illinois 60467	June Houston
11104 Karen Drive Orland Park, Illinois 60467	Burt & Len Kaminski Leonard Kaminski
11110 Karen Drive Orland Park, Illinois 60467	Richard F. Soderlund Helene S. Soderlund
11114 Karen Drive Orland Park, Illinois 60467	Steph Oat
11118 Karen Drive Orland Park, Illinois 60467	Bonny
11124 Karen Drive Orland Park, Illinois 60467	Charles J. Emery Joan Emery

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ADDRESS	SIGNATURE OF OWNERS
11128 Karen Drive Orland Park, Illinois 60467	
11138 Karen Drive Orland Park, Illinois 60467	
11146 Karen Drive Orland Park, Illinois 60467	
11132 Karen Drive Orland Park, Illinois 60467	
11142 Karen Drive Orland Park, Illinois 60467	
11152 Karen Drive Orland Park, Illinois 60467	
11156 Karen Drive Orland Park, Illinois 60467	
11060 Karen Drive Orland Park, Illinois 60467	

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COUNTY OF COOK)

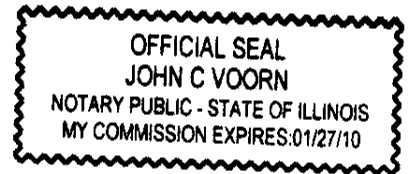
AFFIDAVIT

Mary Lynch, being the Secretary of the Spring Creek Place Townhome Association, an Illinois not-for-profit corporation, on first being sworn upon her oath deposes and states that the above First Amendment to the Declaration was approved by all of the members of the Board of Directors and voting members whose votes exceeded ninety percent (90%) of the total votes in the Association and said owners approval is reflected on the Exhibit "C".

Mary Lynch
Mary Lynch, Secretary

Subscribed and sworn to before me this 5TH day of FEBRUARY, 2008.

[Signature]
Notary Public



My Commission Expires: JANUARY 27, 2010