

UNOFFICIAL COPY 08185866

9/15/0079 21 001 Page 1 of 8
1998-12-30 15:01:39
Cook County Recorder 67.00



Property of Cook County Clerk's Office

AMENDMENT NO. 5
TO
FAIRFAX TOWNHOMES NO. II DECLARATION
OF CONDOMINIUM OWNERSHIP AND BYLAWS
EASEMENTS, RESTRICTIONS AND COVENANTS

PLAT WITH THIS DOCUMENT

BOX #49

	A
	P
	V
	(M)

RECORDING FEE \$ 67.00
DATE 12/30/98 COPIES 6
OK 9M

AMENDMENT NO. 5
TO
FAIRFAX TOWNHOMES NO. II DECLARATION
OF CONDOMINIUM OWNERSHIP AND BYLAWS
EASEMENTS, RESTRICTIONS AND COVENANTS

This AMENDMENT made on November _____, 1998 by STANDARD BANK AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 3, 1994 AND KNOWN AS TRUST NO. 14386 (the "Declarant").

RECITALS:

A. Declarant has executed and recorded the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for "Fairfax Townhomes No. II (the "Declaration") on August 5, 1996, as Document No. 96597061. The Declaration affected the following described real estate located in the Village of Tinley Park, County of Cook, and State of Illinois:

LOTS 7 AND 14 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 16618, 16620, 16622, 16624, 16619, 16621, 16623 AND 16625 Fairfax Court, Tinley Park, Illinois

Permanent Index No. 28-19-420-014-1001 through 1008

and submitted said real estate to the provisions of the Illinois Condominium Property Act (the "Act").

B. Declarant has executed and recorded Amendment No. 1 to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for "Fairfax Townhomes No. II (the "Declaration") on September 17, 1996, as Document No. 96709977. The Declaration affected the following described real estate located in the Village of Tinley Park, County of Cook, and State of Illinois:

LOT 9 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 16544, 16546, 16548 and 16550 Fairfax Court,
Tinley Park, Illinois

Permanent Index No. 28-19-420-014-1009 through 1012

and submitted said real estate to the provisions of the Illinois
Condominium Property Act (the "Act").

C. Declarant has executed and recorded Amendment No. 2 to the
Declaration of Condominium Ownership and Bylaws, Easements,
Restrictions and Covenants for "Fairfax Townhomes No. II (the
"Declaration") on March 27, 1997, as Document No. 97213816. The
Declaration affected the following described real estate located in
the Village of Tinley Park, County of Cook, and State of Illinois:

LOT 8 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 16602, 16604, 16606 and 16608 Fairfax Court,
Tinley Park, Illinois

Permanent Index No. 28-19-420-006

and submitted said real estate to the provisions of the Illinois
Condominium Property Act (the "Act").

D. Declarant has executed and recorded Amendment No. 3 to the
Declaration of Condominium Ownership and Bylaws, Easements,
Restrictions and Covenants for "Fairfax Townhomes No. II (the
"Declaration") on July 30, 1997, as Document No. 97532449. The
Declaration affected the following described real estate located in
the Village of Tinley Park, County of Cook, and State of Illinois:

LOT 12 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 16603, 16605, and 16607 Fairfax Court,
Tinley Park, Illinois

Permanent Index No. 28-19-420-010

and submitted said real estate to the provisions of the Illinois
Condominium Property Act (the "Act").

E. Declarant has executed and recorded Amendment No. 4 to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for "Fairfax Townhomes No. II (the "Declaration") on July 30, 1997, as Document No. 97551450. The Declaration affected the following described real estate located in the Village of Tinley Park, County of Cook, and State of Illinois:

LOT 11 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 16545, 16547, 16549 and 16551 Fairfax Court, Tinley Park, Illinois 60477

Permanent Index No. 28-19-420-009

and submitted said real estate to the provisions of the Illinois Condominium Property Act (the "Act").

F. By Article XXII 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 Subparagraph (a) thereof, at any time prior to April 1, 2006. Declarant now desires to exercise the rights and powers, provided in Article XXII 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 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, legal to-wit:

LOT 10 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 16538, 16540, 16539 and 16541 Fairfax Court, Tinley Park, Illinois 60477

Permanent Index No. 28-19-420-008

EXHIBIT "B" TO DECLARATION OF FAIRFAX NO. II CONDOMINIUMS

<u>CONDOMINIUM UNIT</u>	<u>PERCENTAGE INTEREST</u>
16618	3.71
16620	3.71
16622	3.71
16624	3.71
16619	3.71
16621	3.71
16623	3.71
16625	3.71
16544	3.71
16546	3.71
16548	3.70
16550	3.70
16602	3.70
16604	3.70
16606	3.70
16608	3.70
16603	3.70
16605	3.70
16607	3.70
16545	3.70
16547	3.70
16549	3.70
16551	3.70
16538	3.70
16540	3.70
16539	3.70
16541	3.70
	<hr/>
	100

The described Added Property is now improved with a brick and frame Building containing two one story residential units and two two story residential units, which buildings are commonly known as 16538, 16540, 16539 and 16541 Fairfax Court, Tinley Park, Illinois 60477.

3. Amendment of Schedule B. Schedule B of the Declaration, as amended, is hereby further amended by substituting therefor the Schedule B which is attached hereto. The percentage interests in the Common Elements appurtenant to the Units (including Existing Units and Added Units) are hereby shifted and reallocated as set forth in Schedule B attached hereto.

4. Amendment to the Parcel. The legal description of the Parcel as shown in the Recitals on page 1 of the Declaration, as amended, is hereby further amended by substituting therefor the following:

LOT 13 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5. 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 XIX of the Declaration.

6. Covenants to Run with Land. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this instrument, shall run with and bind the Property including the divided units.

7. Ratification of Declaration as Amended. In all other respects the Declaration, as heretofore and hereby amended, is ratified and confirmed and shall continue in full force and effect.

IN WITNESS WHEREOF, the said as Trustee as aforesaid and not individually, has caused its name to be signed to these presents by its Trust Officer ~~President~~ and attested by its Assistant Trust Officer this 10th day of December, 1998.

STANDARD BANK & TRUST COMPANY,
as Trustee Aforesaid,

By: Patricia Ralphson
Patricia Ralphson Trust Officer
TITLE Trust Officer

Attest: Donna Diviero
Donna Diviero
TITLE Ass't. Trust Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED a Notary Public in and for said County in the State aforesaid, do hereby certify that Patricia Ralphson, Trust Officer ~~President~~ of Standard Bank and Trust Company and Donna Divero ~~Assistant~~ Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such DULY AUTHORIZED OFFICERS 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 of said Bank for the uses and purposes therein set forth; and the UNDERSIGNED OFFICERS did also then and there acknowledge that as custodian of the Corporate Seal of said Bank, did affix the said Corporate Seal of said Bank to said instrument as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of December, 1998.



Dolores M. Reinke
Notary Public

Commission Expires: March 31, 2002

THIS INSTRUMENT PREPARED BY:
THOMAS F. COURTNEY & ASSOCIATES
ATTORNEYS AT LAW
7000 WEST 127TH STREET
PALOS HEIGHTS, ILLINOIS 60463

THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THOMAS F. COURTNEY & ASSOCIATES, ATTORNEYS AT LAW