

UNOFFICIAL COPY



0834508268

Doc#: 0834508268 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2008 02:54 PM Pg: 1 of 6

**CORRECTED FILING OF THE SEVENTEENTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND
COVENANTS FOR HIDDEN LAKE ESTATES CONDOMINIUM
PALOS HILLS, ILLINOIS**

Document Prepared By:
Alan L. Wischhover
WISCHHOVER & Associates
9944 S. Roberts Road, Suite 205
Palos Hills, IL 60465
708-598-4404

UNOFFICIAL COPY

CORRECTED FILING OF THE SEVENTEENTH AMENMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS AND
COVENANTS FOR HIDDEN LAKE ESTATES CONDOMINIUM
PALOS HILLS, ILLINOIS

This Amendment to the Seventeenth Amendment to the Declaration made this 13th day of September, 2006 by the Hidden Lake Estates Condominium, Association, Palos Hills, Illinois.

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership ("Declaration") for Hidden Lake Estates Condominium ("Condominium") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 29, 1980 as Document No. 25439399, certain property was submitted to the provisions of the Illinois Condominium Property Act ("Act") as part of the Condominium and four units were created; and

WHEREAS, by the First Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1981 as Document No. 25925710, a portion of the Additional Land was submitted to the Act as part of the Condominium and fourteen units were created; and

WHEREAS, by the Second Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 27, 1983 as Document No. 26486473, certain Additional Land was submitted to the Act as part of the Condominium and eleven units were created; and

WHEREAS, by the Third Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 14, 1984 as Document No. 27213863, the Declaration was amended so as to provide that voting by the unit owners in the Condominium would thereafter be taken and computed on the basis of one vote per unit; and

WHEREAS, on April 30, 1987, a Judgment for Specific Performance was entered in the case entitled "Hidden Lake Estate Condominium Association, Inc. vs. Palos Bank and Trust Company, et al.", in the Circuit Court of Cook County, Illinois, Case No. 84 CH 10362, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1987 as Document No. 87231072, pursuant to which certain property therein legally described ("Development Area") was required to be submitted to the Act as part of the Condominium; and

UNOFFICIAL COPY

WHEREAS, on October 28, 1987, a Judgment was entered in the case entitled "Board of Managers of the Hidden Lake Estates Condominium Association, Inc. vs. Capitol Federal Savings and Loan Association, et al.", in the Circuit Court of Cook County, Illinois, Case No. 86 CH 9164, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 28, 1987 as Document No. 87581613, pursuant to which a Board Resolution amending the Declaration was approved and confirmed by the Court; and

WHEREAS, by the Fourth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 6, 1988 as Document No. 88142209, Section 4(c) of the Declaration was amended by the Board of Managers ("Board") of the Hidden Lake Estates Condominium Association ("Association") and two-thirds (2/3rds) of the Unit Owners voting on the amendment so as to provide that the obligation to maintain and repair the limited common elements would thereafter be imposed upon the owner of each Unit as to the limited common elements appurtenant to his Unit; and

WHEREAS, by the Fifth Amendment to the Declaration, recorded in the office of the Recorder of Deeds of Cook County, Illinois on October 6, 1988 as Document No. 88460283, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Sixth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 27, 1988 as Document No. 88494978, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Seventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 15, 1989 as Document No. 89071906, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eighth Amendment to the Declaration, recorded in the office of the Recorder of Deeds of Cook County, Illinois on June 22, 1989 as Document no. 89285664, a portion of the Additional land was submitted to the Act as a part of the Condominium and two units were created; and

WHEREAS, by the Ninth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 11, 1989 as Document No. 89482182, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Tenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 2, 1989 as Document No. 89521267, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

UNOFFICIAL COPY

WHEREAS, by the Eleventh Amendment to the Declaration, recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 20, 1989, as Document No. 89607413, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Twelfth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 17, 1990, as Document No. 90172544, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, by the Thirteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1991 as document 91680695, Article 8 paragraphs (c) (Terms of Directors) and (j) (Annual Meeting) were amended; and

WHEREAS, by the Board of Managers Amendment to the Declaration and prior 13 Amendments thereto, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1991, as Document No. 91680696 corrected the unit percentage interest in the common elements as specified therein and eliminated proposed units that were included in error; and

WHEREAS, by the Fourteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 26, 1992 as Document No. 92200910, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, by the Fifteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 19, 1997 as Document No. 97438397, modified the obligations of the Association as set forth in Document No. 87581613; and

WHEREAS, by the Sixteenth Amendment to the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 24, 2000 as Document No. 00056930, Section 4 of the Declaration the definition of "Unit" shall include vacant lots as the same as fully improved lots; and

WHEREAS, by the Hidden Lake Estates Condominium Association Special Owners Meeting dated Wednesday, September 13, 2006 ("the Seventeenth Amendment") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0703934107, non-cumulative voting was enacted; and

UNOFFICIAL COPY

WHEREAS as the Unit Owners desire to correct the Seventeenth Amendment to approve certain changes and modifications to the Declaration of said Association and the same having been duly approved by the members now and before in the Hidden Lake Estates Condominium Association hereby amends the Declaration as follows:

The Seventeenth Amendment to the Declaration is hereby corrected and shall amend the Declaration to add the following:

RESOLVED, that the Declaration of Condominium Ownership and By-Laws for the Hidden Lake Condominium Association by amended by deleting any and all prior referenced to voting for Board members and adding:

"In all elections for members of the Board, each voting member shall be entitled to vote on a non-cumulative voting basis, and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected."

APPROVED by two-thirds of the total votes of the voting members this 13th day of September 2016.

HIDDEN LAKE ESTATES CONDOMINIUM

BY: _____

President

ATTEST:

Charlene Eberhardt
Secretary

Document Prepared By:
Alan L. Wischhover
WISCHHOVER & Associates
9944 S. Roberts Road, Suite 205
Palos Hills, IL 60465
708-598-4404

UNOFFICIAL COPY

HIDDEN LAKE ESTATES CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION

UNITS 1-12, 14-29A, 30, 30A, 31, 31A, 32-53, AS DELINEATED ON THE PLAT OF SURVEY DATED APRIL 29, 1980 AND RECORDED AS DOCUMENT NUMBER 25439399 AND SUBSEQUENTLY AMENDED BY ADDITIONS DATED, 1ST AMENDMENT – 6/25/81, 2ND AMENDMENT – 10/27/82, 3RD AMENDMENT – 8/14/84, 4TH AMENDMENT – 6/6/88, 5TH AMENDMENT – 9/29/88, 6TH AMENDMENT – 10/25/88, 7TH AMENDMENT – 2/14/89, 8TH AMENDMENT – 6/15/89, 9TH AMENDMENT – 10/10/89, 10TH AMENDMENT – 10/30/89, 11TH AMENDMENT – 12/15/89, 12TH AMENDMENT – 4/9/90, 13TH AMENDMENT – 12/27/91, 14TH AMENDMENT – 3/26/92, 15TH AMENDMENT – 6/19/97, 16TH AMENDMENT – 12/31/99, 17TH AMENDMENT – 9/13/06, RESPECTIVELY AND RECORDED 1ST AMENDMENT – 25925710, 2ND AMENDMENT – 26486473, 3RD AMENDMENT – 27213863, 4TH AMENDMENT – 88142209, 5TH AMENDMENT – 88460283, 6TH AMENDMENT – 88494978, 7TH AMENDMENT – 89071906, 8TH AMENDMENT – 889285654, 9TH AMENDMENT – 89482182, 10TH AMENDMENT – 89521267, 11TH AMENDMENT – 89607413, 12TH AMENDMENT – 90172544, 13TH AMENDMENT – 91680695, BOARD AMENDMENT – 91680696, 14TH AMENDMENT – 92200910, 15TH AMENDMENT – 97438397, 16TH AMENDMENT – 00056930, 17TH AMENDMENT – 0705934107 RESPECTIVELY OF HIDDEN LAKE ESTATES CONDOMINIUM, A CONDOMINIUM DEVELOPMENT OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH RESERVE LINE OF THE CALUMET FEED CANAL, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. # 23-22-200-082-1001 THOUGH 1055.