



09038901

8812/0125 04 001 Page 1 of 8  
1999-11-04 10:16:40  
Cook County Recorder 67.00

FIRST AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
EASEMENTS, RESTRICTIONS  
AND COVENANTS AND BY-LAWS  
FOR EAGLE'S RIDGE CONDOMINIUM  
ASSOCIATION

EXHIBIT ATTACHED

This First Amendment made and entered into by Pinnacle Corporation, an Illinois corporation ("Pinnacle"):

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois on 9-13-1999 as Document No. 99865279 (the "Declaration"), Pinnacle submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as Eagle's Ridge Condominium Association (the "Condominium"), and

WHEREAS, under the Declaration the right is reserved in Pinnacle to annex and add certain real property to the Parcel and Property described in the Declaration and thereby add to the Condominium and to correct clerical errors in the Declaration; and

WHEREAS, Pinnacle is the legal title holder of and wishes to so annex and add to said Parcel and Property and thereby submit to the Act as a part of the Condominium the following real property (the "Additional Property"):

LOT 12 IN EAGLE'S RIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1998 AS DOCUMENT NO. 08040987, IN COOK COUNTY, ILLINOIS.

WHEREAS, the Additional Property is now improved with one (1) buildings containing four (4) units.

NOW THEREFORE, Pinnacle, as legal title holder of the Additional Property, and for the purpose set forth above, hereby declares that the Declaration be and hereby is amended as follows:

PREPARED BY:  
Peter J. Brennan  
Four Westbrook Corporate Center  
Suite 500  
Westchester, IL 60154

RETURN TO:  
Peter J. Brennan  
Four Westbrook Corporate Center  
Suite 500  
Westchester, IL 60154

RECORDED  
DATE 11-4-99  
OK

CTI 7835276 Z

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1. The Additional Property is hereby annexed to the Parcel and Property as defined in Article I of the Declaration and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with, and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

2. Exhibit "A" attached to the Declaration showing the boundaries of the parcels and delineating and describing the Units is hereby amended by adding the attached As-built surveys to Exhibit "A".

3. The legal description of the Parcel and Property as shown on Exhibit "B" of the Declaration is amended to read as follows:

See attached "Revised Exhibit B".

4. Exhibit "C" is amended to read as follows:

## EXHIBITS "C"

<u>UNIT</u>	<u>PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS</u>
13-1088-D	7.8264
13-1086-A	<del>6.4273</del>
13-1084-A	6.4273
13-1082-A	6.4273
13-1080-A	6.4273
13-1078-C	8.1079
14-1068-C	8.1079
14-1066-A	6.4273
14-1064-A	6.4273
14-1062-D	7.8264
12-1098-D	7.8264
12-1096-A	7.2060
12-1094-A	6.4273
12-1092-C	8.1079

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- 5. Exhibit "D" shall remain unaltered.
- 6. Exhibit "E" is amended to read as follows:

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See attached "Revised Exhibit E".

7. The additional common elements added to the Declaration by this Amendment are hereby granted and conveyed to the respective grantees of Units heretofore conveyed, all as set forth in the Declaration.

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

IN WITNESS WHEREOF, Pinnacle has caused its corporate seal to be affixed hereunder and caused its name to be signed in these presents by its President, this 27 day of October, 1999.

PINNACLE CORPORATION

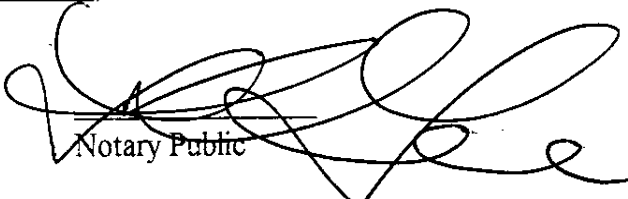
BY:   
ITS: President

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF MCHENRY    )

I, the undersigned, a Notary Public in and aforesaid County, in the State of Illinois, do hereby certify that Michael J. Ryan, president of Pinnacle Corporation, personally known to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and seal this 27 day of October, 1999.



  
Notary Public

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1ST AMENDMENT  
TO  
EXHIBIT B  
TO

09038901

DECLARATION OF CONDOMINIUM OWNERSHIP  
EASEMENTS, RESTRICTIONS AND COVENANTS  
AND BY-LAWS  
FOR  
EAGLE'S RIDGE CONDOMINIUM ASSOCIATION

Lots 12, 13 and 14 in Eagle's Ridge, being a subdivision of part of the East Half of Section 28, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 18, 1998 as Document No. 08040987, in Cook County, Illinois.

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1ST AMENDMENT

09038901

TO

EXHIBIT E

TO

**DECLARATION OF CONDOMINIUM OWNERSHIP  
EASEMENTS, RESTRICTIONS AND COVENANTS  
AND BY-LAWS**

**FOR**

**EAGLE'S RIDGE CONDOMINIUM ASSOCIATION**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 31 in Eagle's Ridge, being a subdivision of part of the East Half of Section 28, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 18, 1998 as Document No. 08040987, in Cook County, Illinois.

P.I.N. 06-28-204-001  
06-28-400-004  
06-28-400-011  
06-28-400-017

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