



**FIRST AMENDMENT TO
DECLARATION OF PARTY
WALL RIGHTS, COVENANTS,
CONDITIONS, EASEMENTS
AND RESTRICTIONS FOR
TIARA GLEN TOWNHOUSE
ASSOCIATION**

Doc#: 0905708318 Fee: \$58.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/26/2009 11:37 AM Pg: 1 of 11

Doc#: Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/26/2009 11:37 AM Pg: 0

This First Amendment to the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for Tiara Glen Townhouse Association is made and entered into this 26th day of February 2009. W 130

WHEREAS, there has heretofore been recorded a Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for Tiara Glen Townhouse Association (herein referred to as "Declaration"), which Declaration was recorded in the Office of the Recorder of Deeds, Cook County, Illinois on July 2, 2003 as Document Number 0318339113.

WHEREAS, the townhouse Owners in the Tiara Glen Townhouse Association are members of an Illinois not-for-profit corporation (hereinafter referred to as "Association").

WHEREAS, the Association is governed by a Board of Directors elected by the townhouse owners.

WHEREAS, the Board of Directors and the Owners have determined that an amendment to the Declaration would benefit the safety and welfare of the members of the Association.

WHEREAS, the Owners are concerned that current lending guidelines of mortgage lenders as well as the secondary mortgage market (specifically the refusal of some lenders to make first mortgages on townhouse units in townhouse developments where too many rental units are present) could make *Tiara Glen Townhouse* units unmarketable in the future.

WHEREAS, the Declaration contained an Article 12, Paragraph 12.05 providing for amendments and relevant to this Amendment are the following:

Amendment, Change, Modification or Recession. No provision of this Declaration affecting or creating any of the rights, options, privileges or duties of the Declarant or Developer may be amended, changed, modified or rescinded in any way without the prior written consent of the Trustee and Developer. *The provisions of this Paragraph 12.05 may only be amended, changed, modified or rescinded by an instrument in writing setting forth such amendment, change, modification or rescission and signed, acknowledged and approved by the Board, the Developer and all of the Owners and all mortgagees having bona fide liens of record against any of the Unit Ownerships.*

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Common Address:
16546 Garnett Court
Orland Park, Illinois 60467
PINS: See Attached Exhibit "B"

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Except for amendments to this Paragraph 12.05, and except as elsewhere provided in this Declaration, the provisions of this Declaration may only be amended, changed, modified or rescinded by an instrument in writing setting forth such amendment, change, modification or recession and signed and acknowledged by the Board and approved by the Owners having at least seventy-five (75%) of the total vote at a meeting called for that purpose and approved by any mortgagees required under the Townhouse Instruments and containing an affidavit by an officer of the Board certifying that a copy of such instrument (without such affidavit) has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit not less than ten (10) days prior to the date of such affidavit. Each instrument of amendment, change, modification or rescission, made in accordance with this Declaration, shall be effective upon the recording of such instrument in the office of the Cook County, Illinois Recorder.

WHEREAS, the Trustee and the Developer [referred to in the Article 12 of the Declaration] no longer own any interest in this townhouse development.

WHEREAS, the Declaration contained an Article 11 relative to Lease Of Units as follows:

Any lease agreement between an Owner and a Lessee shall be in writing and be for a period of not less than one year for a minimum of one year and shall provide that the terms of such lease are subject to, and such lessee shall comply with, the provisions of this Declaration and the Articles of Incorporation, By-laws and rules and regulations of the Association and that failure by the lessee to comply with the terms of such documents, rules and regulations shall be a default under said lease. Other than the foregoing, there is no restriction on the right of any Owner, including Declarant, to lease any Unit it owns.

NOW, THEREFORE, Declaration Article 11 is deleted in its entirety and the following is substituted in its place:

ARTICLE 11 LEASE OF UNITS

11.01 Leasing of Units Prohibited. In order to maintain the quality of life and property values, the objection of the Association is to promote and encourage owners to reside in the townhouse units with their immediate family members. **Owners are prohibited from leasing their townhouse units or any portion thereof.** Any owners leasing their unit(s) and having a current lease on file with the Association as of the effective date of this Amendment may continue to lease their unit until the current tenants vacate the unit, or until the owner sells or otherwise transfers their ownership in the unit, whichever occurs first. However, in no event will any existing lease be allowed to continue beyond **March 1, 2009**. Any owners leasing their unit as of the effective date of this Amendment must provide the Board with a copy of the lease within fourteen (14) days of the recording of this document. Failure to do so will prohibit those owners from leasing their units.

1. This rental prohibition shall not apply to the leasing of a unit to an immediate family member. Immediate family members shall be limited to parents and children. The Board reserves the right to request proof of the relationship. The Board's decision as to proof of the relationship shall be final and binding.

2. Any owner may apply for a one (1) time hardship waiver of enforceability of this rental prohibition policy. The owner must submit a request, in writing, to the Board of Directors requesting a hardship waiver, setting forth all of the reasons why they believe that they are entitled

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to same. If the Board determines that a hardship exists, the owner requesting said hardship waiver will be permitted to lease their unit for a period of twelve (12) months. Once the tenant moves out or this period expires, whichever occurs first, the owner must come into compliance with this amendment and may no longer lease their unit. Failure to abide by all of the Rules and Regulations of the Association may result in revocation of hardship status.

3. The effective date of this amendment shall be deemed to be the date of recording with the Office of the Recorder of Deeds, Cook County, Illinois.

4. Any unit being leased out in violation of the Declaration, as amended, or any owner found to be in violation of the Declaration and Bylaws, as amended, to include the Rules and Regulations adopted by the Board of Directors may be subject to a flat or daily fine to be determined by the Board of Directors upon notice and an opportunity to be heard.

5. In addition to the authority to levy fines against the owner for violation of this amendment or any other provision of the Declaration, Bylaws or Rules and Regulations, the Board shall have all rights and remedies, including, but not limited to the right to maintain an action for possession against the owner and/or tenant, under 735 ILCS 5/9 *et seq.*, an action for injunctive and other equitable relief or an action at law for damages.

6. Any action brought on behalf of the Association and/or the Board of Directors to enforce this First Amendment shall subject the owner to the payment of all costs and attorneys' fees at the time they are incurred by the Association.

7. All unpaid charges as a result of the foregoing shall be deemed to be a lien against the unit and collectable as any other unpaid regular and special assessment, including late fees and interest on the unpaid balance.

8. The Board of Directors of the Association shall have the right to lease any Association owned unit or any unit which the Association has possession of pursuant to any court order, and said unit shall not be subject to this Amendment.

9. No owner may enter into a land installment contract, sometimes also referred to as Articles of Agreement for Deed, when the substance of that transaction is a lease and the intent is to avoid the operation of the rental prohibition set forth in this Amendment. Any owner so doing shall be subjected to all of the penalties and costs to include attorneys' fees provided for in this Amendment, the Declaration and the Bylaws.

10. The Board may adopt Rules and Regulations from time to time, not inconsistent with the foregoing provisions, for the purpose of implementing and effectuating the same.

11. Any references to leasing of units in the Declaration shall be subject to the provisions of this Amendment which shall govern to the extent of any inconsistency.

WHEREAS, a recent change in Illinois law now requires that the Declaration incorporate a provision providing that the Association has the right to charge delinquent unit owners for the managing agent's fees and costs attributable to collecting delinquent assessments and other monetary amounts due to the association, in order to be able to charge these amounts to a delinquent owner's account.

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

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EXHIBIT "A"

Legal Descriptions of Tiara Glen Townhome Units: (See Exhibit "B" for PIN Numbers):

- **Unit 1, commonly known as 16501 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 1 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 1, 19.50 FEET; THENCE SOUTH 89'53'03" EAST, 23 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 76.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 89'53'03" EAST, ALONG SAID CENTERLINE, 81.00 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 38.00 FEET; THENCE NORTH 89'53'03" WEST, 81.00 FEET; THENCE SOUTH 00'06'57" WEST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 2, commonly known as 16505 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 1 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 1, 19.50 FEET; THENCE SOUTH 89'53'03" EAST, 23 FEET **TO THE POINT OF BEGINNING**; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 1, **38.00** FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 89'53'03" EAST, ALONG SAID CENTERLINE, 81.00 FEET; THENCE **SOUTH 00'06'57" WEST**, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 38.00 FEET; THENCE NORTH 89'53'03" WEST, 81.00 FEET; THENCE SOUTH 00'06'57" WEST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 3, commonly known as 16509 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 1 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 1, 19.50 FEET; THENCE SOUTH 89'53'03" EAST, 23 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 1, **76.00** FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 89'53'03" EAST, ALONG SAID CENTERLINE, 81.00 FEET; THENCE **NORTH 00'06'57" EAST**, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 38.00 FEET; THENCE NORTH 89'53'03" WEST, 81.00 FEET; THENCE SOUTH 00'06'57" WEST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 4, commonly known as 16515 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 2 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 2, **15.10** FEET; THENCE SOUTH 89'53'03" EAST, 23 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 2, 76.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE **NORTH 00'06'57" EAST, 38.00 FEET; THENCE SOUTH 89'53'03" EAST, 81.00 FEET; THENCE SOUTH 00'06'57" WEST**, PARALLEL WITH THE WEST LINE OF SAID LOT 2, 38.00 FEET, **TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A PARTYWALL**; THENCE NORTH 89'53'03" WEST, **ALONG SAID CENTERLINE**, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 5, commonly known as 16519 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 2 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF

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SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°06'57" EAST, ALONG THE WEST LINE OF SAID LOT 2, **15.10 FEET**; THENCE SOUTH 89°53'03" EAST, 23 FEET; THENCE NORTH 00°06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 2, **38.00 FEET** TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE **CONTINUING NORTH 00°06'57" EAST, 38.00 FEET**; THENCE SOUTH 89°53'03" EAST, 81.00 FEET; THENCE SOUTH 00°06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 2, 38.00 FEET, TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A PARTYWALL; THENCE NORTH 89°53'03" WEST, ALONG SAID CENTERLINE, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 6, commonly known as 16523 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 2 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°06'57" EAST, ALONG THE WEST LINE OF SAID LOT 2, **15.10 FEET**; THENCE SOUTH 89°53'03" EAST, 23 FEET; **TO THE POINT OF BEGINNING**; THENCE NORTH 00°06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 2, 38.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 89°53'03" EAST, **ALONG SAID CENTERLINE, 81.00 FEET**; **THENCE SOUTH 00°06'57" WEST**, PARALLEL WITH THE WEST LINE OF SAID LOT 2, 38.00 FEET; THENCE NORTH 89°53'03" WEST, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 7, commonly known as 16364 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 3 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE **NORTHWEST CORNER** OF SAID LOT 3; THENCE **SOUTH 00°06'57" WEST**, ALONG THE **EAST LINE** OF SAID LOT 4, **23.00 FEET**; THENCE SOUTH 89°53'03" EAST, **90.90 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING**; THENCE **SOUTH 00°06'57" WEST, ALONG SAID CENTERLINE**, PARALLEL WITH THE WEST LINE OF SAID LOT 3, 81.00 FEET; THENCE SOUTH 89°53'03" EAST, 38.00 FEET; THENCE **NORTH 00°06'57" EAST, 81.00 FEET**; THENCE NORTH 89°53'03" WEST, **38.00 FEET** TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 8, commonly known as 16560 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 3 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE **NORTHWEST CORNER** OF SAID LOT 3; THENCE SOUTH 00°06'57" WEST, ALONG THE **EAST LINE** OF SAID LOT 3, 23.00 FEET; THENCE SOUTH 89°53'03" EAST, **52.90 FEET** TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00°06'57" WEST, ALONG SAID CENTERLINE, PARALLEL WITH THE WEST LINE OF SAID LOT 3, 81.00 FEET; THENCE SOUTH 89°53'03" EAST, 38.00 FEET **TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL**; THENCE NORTH 00°06'57" EAST, **ALONG SAID CENTERLINE**, 81.00 FEET; THENCE NORTH 89°53'03" WEST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 9, commonly known as 16556 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 3 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE **NORTHWEST CORNER** OF SAID LOT 3; THENCE SOUTH 00°06'57" WEST, ALONG THE **WEST LINE** OF SAID LOT 3, 23.00 FEET; THENCE SOUTH 89°53'03" EAST, **14.90 FEET** TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 3, 81.00 FEET; THENCE SOUTH 89°53'03" EAST, 38.00 FEET TO THE SOUTHERLY EXTENSION OF THE

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CENTERLINE OF A PARTY WALL; THENCE NORTH 00'06'57" EAST, ALONG SAID CENTERLINE, 81.00 FEET; THENCE NORTH 89'53'03" WEST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 10, commonly known as 16550 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 4 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00'06'57" WEST, ALONG THE EAST LINE OF SAID LOT 4, 23.00 FEET; THENCE NORTH 89'53'03" EAST, 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 4, 81.00 FEET; THENCE NORTH 89'53'03" WEST, 38.00 FEET TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00'06'57" EAST, ALONG SAID CENTERLINE, 81.00 FEET; THENCE SOUTH 89'53'03" EAST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 11, commonly known as 16546 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 4 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00'06'57" WEST, ALONG THE EAST LINE OF SAID LOT 4, 23.00 FEET; THENCE NORTH 89'53'03" WEST, 51.00 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00'06'57" WEST, ALONG SAID CENTERLINE, PARALLEL WITH THE EAST LINE OF SAID LOT 4, 81.00 FEET; THENCE NORTH 89'53'03" WEST, 38.00 FEET, TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00'06'57" EAST, ALONG SAID CENTERLINE, 81.00 FEET; THENCE SOUTH 89'53'03" EAST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 12, commonly known as 16542 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 4 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00'06'57" WEST, ALONG THE EAST LINE OF SAID LOT 4, 23.00 FEET; THENCE NORTH 89'53'03" WEST, 89.00 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00'06'57" WEST, ALONG SAID CENTERLINE, PARALLEL WITH THE EAST LINE OF SAID LOT 4, 81.00 FEET; THENCE NORTH 89'53'03" WEST, 38.00 FEET, THENCE NORTH 00'06'57" EAST, 81.00 FEET; THENCE SOUTH 89'53'03" EAST, 38.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 13, commonly known as 16536 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 5 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 5, 18.95 FEET; THENCE SOUTH 89'53'03" WEST, 89.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 38.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 89'53'03" EAST, ALONG SAID CENTERLINE 81.00 FEET, THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 38.00 FEET; THENCE NORTH 89'53'03" WEST 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 14, commonly known as 16532 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 5 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED

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AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 5, 18.95 FEET; THENCE SOUTH 89'53'03" EAST, 24.00 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 38.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'06'57" EAST, 38.00 FEET, THENCE SOUTH 89'53'03" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 38.00 FEET; TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL, THENCE NORTH 89'53'03" WEST, ALONG SAID CENTERLINE, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 15, commonly known as 16526 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 6 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 6, 16.00 FEET; THENCE SOUTH 89'53'03" EAST, 16.00 FEET; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 6, 16.00 FEET; THENCE SOUTH 89'53'03" EAST TO THE POINT OF BEGINNING; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 38.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 38.00 FEET, THENCE NORTH 89'53'03" WEST, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 16, commonly known as 16522 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 6 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 6, 16.00 FEET; THENCE SOUTH 89'53'03" EAST, 15.00 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 38.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'06'57" EAST, 38.00 FEET; THENCE SOUTH 89'53'03" EAST, 81.00 FEET, THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 38.00 FEET, TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 89'53'03" WEST, ALONG SAID CENTERLINE, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 17, commonly known as 16518 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 6 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 6, 16.00 FEET; THENCE SOUTH 89'53'03" EAST, 16.00 FEET, THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 76.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00'06'57" EAST, 38.00 FEET; THENCE SOUTH 89'53'03" EAST, 81.00 FEET, THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 38.00 FEET, TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 89'53'03" WEST, ALONG SAID CENTERLINE, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 18, commonly known as 16514 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 6 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 6, 16.00 FEET; THENCE SOUTH 89'53'03" EAST, 16.00 FEET; THENCE SOUTH 89'53'03" EAST, 16.00 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE

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OF SAID LOT 6, **114.00 FEET** TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'06'57" EAST, 38.00 FEET; THENCE SOUTH 89'53'03" EAST, 81.00 FEET, THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 6, 38.00 FEET, TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 89'53'03" WEST, ALONG SAID CENTERLINE, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 19, commonly known as 16508 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 7 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00'06'57" EAST, ALONG THE WEST LINE OF SAID LOT 7, **18.00 FEET**; THENCE SOUTH 89'53'03" EAST, 16.00 FEET **TO THE POINT OF BEGINNING**; THENCE **NORTH 00'06'57" EAST**, PARALLEL WITH THE WEST LINE OF SAID LOT 7, **38.00 FEET** TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 89'53'03" EAST, **ALONG SAID CENTERLINE**, 81.00 FEET; THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 7, 38.00 FEET; THENCE NORTH 89'53'03" WEST, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 20, commonly known as 16504 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 7 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00'06'57" EAST ALONG THE WEST LINE OF SAID LOT 7, 18.00 FEET; THENCE SOUTH 89'53'03" EAST, 16.00 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 7, 38.00 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL **FOR THE POINT OF BEGINNING**; THENCE **CONTINUING NORTH 00'06'57" EAST, 38.00 FEET**; THENCE SOUTH 89'53'03" EAST, **81.00 FEET**; **THENCE SOUTH 00'06'57" WEST**, PARALLEL WITH THE WEST LINE OF SAID LOT 7, 38.00 FEET, TO THE **EASTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL**; THENCE NORTH 89'53'03" WEST, **ALONG SAID CENTERLINE**, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- **Unit 21, commonly known as 16504 Garnett Court, Orland Park, IL:**

THAT PART OF LOT 7 IN TIARA GLEN, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00'06'57" EAST ALONG THE WEST LINE OF SAID LOT 7, 18.00 FEET; THENCE SOUTH 89'53'03" EAST, 16.00 FEET; THENCE NORTH 00'06'57" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 7, **76.00 FEET** TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'06'57" EAST, 38.00 FEET; THENCE SOUTH 89'53'03" EAST, 81.00 FEET; THENCE SOUTH 00'06'57" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 7, 38.00 FEET, TO THE EASTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 89'53'03" WEST, ALONG SAID CENTERLINE, 81.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**EXHIBIT "B"***PINS applicable to Tiara Glen Townhome Units:*

<u>UNIT</u>	<u>STREET #</u>	<u>LOT #</u>	<u>PIN NUMBER</u>	<u>PERCENTAGE</u>
1	16501	1	27-21-403-049-0000	4.762
2	16505	1	27-21-403-050-0000	4.762
3	16509	1	27-21-403-051-0000	4.762
4	16515	2	27-21-403-041-0000	4.762
5	16519	2	27-21-403-042-0000	4.762
6	16523	2	27-21-403-043-0000	4.762
7	16564	3	27-21-403-055-0000	4.762
8	16560	3	27-21-403-054-0000	4.762
9	16556	3	27-21-403-053-0000	4.762
10	16550	4	27-21-403-022-0000	4.762
11	16546	4	27-21-403-046-0000	4.762
12	16542	4	27-21-403-045-0000	4.762
13	16536	5	27-21-403-039-0000	4.762
14	16532	5	27-21-403-038-0000	4.762
15	16526	6	27-21-403-036-0000	4.762
16	16522	6	27-21-403-035-0000	4.762
17	16518	6	27-21-403-024-0000	4.762
18	16514	6	27-21-403-033-0000	4.762
19	16508	7	27-21-403-031-0000	4.762
20	16504	7	27-21-403-030-0000	4.762
21	16502	7	27-21-403-029-0000	4.762

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

APPROVAL OF BOARD OF DIRECTORS OF TIARA GLEN TOWNHOUSE ASSOCIATION

By: *Michael Athey*
MICHAEL ATHEY, President and Director

Attest: *Edward Olczak*
EDWARD OLCZAK, Vice-President and Director

Attest: *Mary Bresnahan*
MARY BRESNAHAN, Secretary and Director

Attest: *Karen Pochopien*
KAREN POCHAPIEN, Treasurer and Director

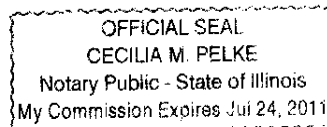
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

ACKNOWLEDGMENT

Cecilia M. Pelke, a Notary Public in and for said county in the State aforesaid does hereby certify that Michael Athey, President and Director, Edward Olczak, Vice President and Director, Mary Bresnahan, Secretary and Director, and Karen Pochopien, Treasurer and Director, being all of the members of the Board of Directors of the Tiara Glen Townhouse 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 26 day of FEB, 2009

Cecilia M. Pelke
Notary Public



My commission expires: Jul 24, 2011

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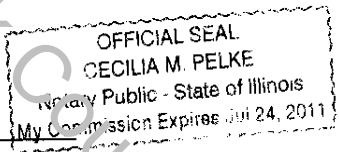
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

The undersigned, Mary Bresnahan, being the Secretary of the Tiara Glen Homeowners Association, Inc., an Illinois not-for-profit corporation, on first being sworn upon her oath, deposes and states that the above First Amendment to the Declaration and Bylaws was approved by all of the Board of Directors and Voting Members who own in excess of seventy-five (75%) percent of the total votes by common element percentage and said approval was secured at a meeting of the owners called by the Board and held pursuant to Notice, on the 26th day of February, 2009. The undersigned also certifies that a copy of the Amendment has been mailed by certified mail to all mortgagees having **bona fide** liens of record against the townhouse units no less than ten (10) days prior to the date of this Affidavit.

Mary Bresnahan
 Mary Bresnahan, Secretary

Subscribed and sworn to before me
 this 26th day of Feb, 2009.

Cecilia M. Pelke
 Notary Public



My Commission Expires: July 24, 2011