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Doc#: 1014755016 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/27/2010 10:16 AM Pg: 1 of 5

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

P. I. N. 02-28-301-040-0000

NOTICE OF AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS
MAISON DU COMTE

AS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON MAY 1, 2003, AS DOCUMENT NUMBER 0312145108 EFFECTING PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

MAISON DU COMTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 01, 2003 AS DOCUMENT NUMBER 0312145108, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1580 W. ALGONQUIN ROAD, PALATINE, IL 60067

This is to certify that the Declaration of Covenants, Conditions, Easements and Restrictions for Maison Du Comte

AS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON MAY 1, 2003, AS DOCUMENT NUMBER 0312145108 IS HEREBY AMENDED AS FOLLOWS:

1. Paragraph 11.17 of the Declaration and Paragraph 2.6 G. v. of the Bylaws and the Declaration and Bylaws of Maison Du Comte generally shall be hereby amended to add clarification and detail to existing language and to incorporate the following provisions, which shall act to supplement or supersede any existing provisions within the Declaration of Bylaws as may be required.

2. This amendment shall be deemed sufficient notice to any and all purchasers, owners and grantees in Maison Du Comte of Palatine that the Owner and/or Developer intends to connect another Planned Unit Development to the Plat and Plan for Maison Du Comte of Palatine approximately as shown

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on the attached Master Plan for Maison Du Comte of Palatine and the planned addition thereto. This notice shall clarify any conflict or ambiguity that may exist in any contracts with regard to the Owner or Developers intent to connect and add other homes to Maison Du Comte of Palatine.

3. That as a result of this addition there will be a street connection at or near the West end of the street named Rue St. James Place, which is also known as the cul-de-sac at the northeast corner of the site. This street connection will result in design and construction build-out changes to the plan for Maison Du Comte of Palatine, as follows:

a. The cul-de-sac will now allow traffic to and from the East, and this new street may connect to Roselle Road. This new street will be a traffic avenue for as many as thirty-four homes which will be located along its course. There will be changed traffic flow as a result of the Addition to Maison Du Comte of Palatine.

b. As a result of this cul-de-sac connection the wall and emergency access that is planned at the east end of the cul-de-sac street in Maison Du Comte of Palatine will be redesigned to allow the planned street connection. There may be less wall area along the East property line than originally planned.

c. The planned guest parking spaces at the East end of the cul-de-sac may be moved northerly within the cul-de-sac or they may be moved to another location.

d. The landscaping plan at or near this area and any other area of change may also be modified to accommodate the new plan.

e. The perimeter wall on the south end of Maison Du Comte of Palatine may be extended Easterly to connect to a similarly constructed wall in the Addition to Maison Du Comte of Palatine.

f. The grading and storm pipe release designs may be changed in the Southeasterly area of the site to allow for grading matching in the Addition to Maison Du Comte of Palatine.

g. The plan for the Addition to Maison Du Comte of Palatine may be modified in whole or in part as a result of governmental approvals as may be required, and any changes that are made pursuant thereto shall be incorporated into this plan and to this amendment to the Declaration and By Laws of Maison Du Comte of Palatine.

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h. The common walkway that is planned for Maison Du Comte of Palatine may be relocated or redesigned within the Southwesterly area of the site to provide greater separation between the walkway and any new homes that may be built as part of the Addition to Maison Du Comte.

i. The associations of Maison Du Comte of Palatine and the Addition to Maison Du Comte shall be merged together with joint ownership of the common areas of both plans which shall include jointly undertaking all the duties and obligations pursuant thereto.

4. The Owner/Developer continues to assert his right to add to the West end of Maison Du Comte of Palatine and to connect to all streets, utilities, remove and redesign walls and modify the plat and plans for Maison Du Comte of Palatine as may be necessary to effectuate any planned addition pursuant to this right.

5. In the event that a modified or redesigned plan of this or any Addition to Maison Du Comte of Palatine is required by any governmental authority or is necessary to complete the plan the Owner/Developer also reserves the right to further modify or redesign the plat and plan or any part thereof for Maison Du Comte of Palatine and the Addition thereto to effectuate this purpose.

6. The attached Exhibit A is representational only and may not exactly reflect the final planned Addition to Maison Du Comte of Palatine as approved by any Village or other governmental authorities, and the potential that changes to either plan may be required to facilitate final plat approval and recordation are anticipated by this amendment and hereby permitted without further notice.

7. This Addition to Maison Du Comte of Palatine may be approved with permits issued by the Village of Inverness, and in the event that this should occur then Maison Du Comte of Palatine and its Addition as merged shall lie within the corporate limits of two different Villages. Any requirement of either Village shall be binding equally against all homeowners, residents and common area owners of Maison Du Comte of Palatine and this Addition thereto.

8. The Declaration and Bylaws of Maison Du Comte of Palatine may be further amended as necessary to effectuate the intent of this amendment and may be so done without further notice to any homeowner or any other interested party.

9. The provisions of this amendment shall survive any and all closings and shall not merge with the deed given at closing.

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10. This amendment may be modified as a result of comments by the Village of Palatine and any modification or addition to the language of the Declaration and Bylaws as a result of comments by the Village shall not void this amendment but shall only modify any paragraphs relevant to the comments.

In witness whereof, Maison Du Comte, Inc., has caused its name and corporate seal to be affixed to these presents this date, March 23, 2004.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

MAISON DU COMTE, INC., an Illinois Corporation

BY: *[Signature]*
RUSSELL MCELWAIN, it's President

[Signature]
TAMMY SAGE

Under Oath, subscribed and sworn to and affirmed before me on this 23rd day of March 2004

[Signature]
Notary Public



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