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THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431



Doc#: 1403522000 Fee: \$108.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2014 09:00 AM Pg: 1 of 14

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RECORDING FEE *108-

DATE 1/4/14 COPIES 6x

OK BY [Signature]

CT

ABOVE SPACE FOR RECORDER'S USE ONLY

THIRTY-FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE

This Amendment is made by Meritus Homes, Inc. an Illinois corporation ("Meritus").

RECITALS

Palatine Road and Barrington Road, L.L.C. an Illinois limited liability company ("Palatine"), recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at The Estates of Inverness Ridge in Cook County, Illinois, on August 18, 2004 as Document No. 0423119002 (the "Condominium Declaration"). The Condominium Declaration submitted certain real estate to the provisions of the Illinois Condominium Property Act of (the "Act") and subjected such real estate to the Condominium Declaration.

In Article VIII of the Condominium Declaration, Declarant reserved the right and power to add portions of the Future Development Parcel from time to time to the Condominium Declaration and submit such portions to the provisions of the Act. Palatine, as the Declarant, exercised the rights and powers reserved in Article VIII by recording the following documents in the Office of the Recorder of Deeds for Cook County, Illinois:

<u>Document</u>	<u>Recording Date</u>	<u>Recording Information</u>
First Amendment	December 29, 2004	0436419001
Second Amendment	January 13, 2005	0501319001
Corrective Amendment	September 2, 2005	0524545058
Third Amendment	September 2, 2005	0524545059
Fourth Amendment	September 23, 2005	0526645001

Palatine assigned all of the rights of the Declarant under the Condominium Declaration to KB Home Inc., a Delaware corporation ("KB") pursuant to that certain Assignment of Declarant's Rights, Title and Interest in and to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at the Estates of Inverness Ridge, which was Recorded on October 14, 2005 as Document No 0528735048.

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Pursuant to Section 11 of Article VIII, the Condominium Declaration was amended by Fifth Amendment to the Condominium Declaration, which was recorded with the Office of the Recorder of Deeds for Cook County, Illinois, on May 3, 2006, as Document No. 0612326080, and re-recorded on July 31, 2006, as Document No. 0621215023.

KB, as the Declarant, exercised the rights and powers reserved in Article VIII of the Condominium Declaration by recording the following documents:

<u>Document</u>	<u>Recording Date</u>	<u>Recording Information</u>
Sixth Amendment	November 9, 2006	0631315070
Seventh Amendment	November 17, 2006	0632117015
Eighth Amendment	January 29, 2007	0700915050
Ninth Amendment	May 29, 2007	0714960059
Tenth Amendment	June 7, 2007	0715815049
Eleventh Amendment	July 5, 2007	0718603120
Twelfth Amendment	September 7, 2007	0725003000
Thirteenth Amendment	September 18, 2007	0726115032
Fourteenth Amendment	September 28, 2007	0727116049
Fifteenth Amendment	October 9, 2007	0728215100
Sixteenth Amendment	November 20, 2007	0732403000
Seventeenth Amendment	December 17, 2007	0735115024
Eighteenth Amendment	January 3, 2008	0800303032
Nineteenth Amendment	January 16, 2008	0801603052
Twentieth Amendment	February 22, 2008	0805303000
Twenty-First Amendment	May 1, 2008	0813322000
Twenty-Second Amendment	August 21, 2008	0823431010

In Section 4 of Article XIII of the Condominium Declaration, Declarant reserved the right and power to record a Special Amendment to, among other things, correct clerical or typographical errors in the Condominium Declaration or any Exhibit thereto or any supplement or amendment thereto. KB, as the Declarant, exercised the right and power reserved in Section 4 of Article XIII of the Condominium Declaration by recording Special Amendment to the Condominium Declaration on November 6, 2009, as Document No. 0931012094.

KB assigned all of the rights of the Declarant under the Condominium Declaration to Inverness Ridge, LLC, an Illinois limited liability company ("Inverness") pursuant to that certain Assignment of Declarant's Rights, Title and Interest in and to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at the Estates of Inverness Ridge, which was Recorded on December 7, 2009, as Document No. 0934133032.

Inverness assigned to Meritus, pursuant to each Partial Assignment of Declarant's Rights, Title and Interest in and to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at the Estates of Inverness Ridge documents listed below, the specific right and power of the Declarant set forth in Article VIII of the Condominium Declaration, to add additional real estate to the Condominium Declaration and to submit such real estate to the provisions of the Act. Meritus exercised the right and power reserved in Article VIII of the Condominium Declaration by recording the following documents:

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<u>Assignment Recording No.</u>	<u>Amendment</u>	<u>Amendment Recording Date</u>	<u>Amendment Recording No.</u>
1108341040	Twenty-Third	August 17, 2011	1122919105
1180040033	Twenty-Fourth	October 28, 2011	1130129024
1117426304	Twenty-Fifth	December 28, 2011	1136231008
1128412084	Twenty-Sixth	March 23, 2012	1208310075
1131241118	Twenty-Seventh	May 25, 2012	1214634058
1210104090	Twenty-Eighth	August 16, 2012	1222929032
1217004068	Twenty-Ninth	December 21, 2012	1235610019
1228433130	Thirtieth	April 3, 2013	1309329032
1227212014	Thirty-First	May 3, 2013	1312322012
1312201037 & 1315622030	Thirty-Second	October 17, 2013	1329010000
1317718003, 1319222011, & 1319222007	Thirty-Third	November 21, 2013	1332534025

Inverness also assigned to Meritus, pursuant to a Partial Assignment of Declarant's Rights, Title and Interest in and to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Creekside at the Estates of Inverness Ridge, recorded on July 11, 2013, as Document No. 1319222011, the specific right and power of the Declarant set forth in Article VIII of the Declaration, to add each Additional Parcel (defined below) to the Condominium Declaration and to submit each Additional Parcel to the provisions of the Act. Meritus desires to exercise this right and power.

NOW, THEREFORE, Meritus does hereby supplement and amend the Condominium Declaration as follows:

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Condominium Declaration.
2. Additional Parcels / Amendment of Exhibit A. Those portions of the Future Development Parcel which are legally described in Sections III.A and III.B of Exhibit A attached hereto are hereby made subject to the Condominium Declaration, each as an "Additional Parcel" and are also submitted to the provisions of the Act. Exhibit A to the Condominium Declaration is hereby amended and restated to include the Additional Parcels which are legally described in Sections III.A and III.B of Exhibit A attached hereto.
3. The Added Unit/Amendment of Exhibit B. Exhibit B to the Condominium Declaration is hereby amended by adding to and making a part of Exhibit B the plat of the Additional Parcels which is attached hereto. Exhibit B, as hereby amended and supplemented, (i) identifies the Units in the each Additional Parcel and assigns to each an identifying symbol, and (ii) identifies the Common Elements in each Additional Parcel.
4. Amendment of Exhibit C. To reflect the addition of the added Unit in the Additional Parcels, the list of the Undivided Interests assigned to the Units as shown in Exhibit C to the Condominium Declaration is hereby amended to be as set forth in Exhibit C, which is attached hereto.

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5. Covenants to Run With Land. The covenants, conditions, restrictions and easements contained in the Condominium Declaration, as amended by this Amendment to Condominium Declaration, shall run with and bind the Property, including the Additional Parcels, the added Units and the Common Elements.

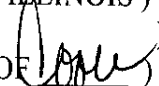
6. Continuation. As expressly hereby amended, the Condominium Declaration shall continue in full force and effect in accordance with its terms.

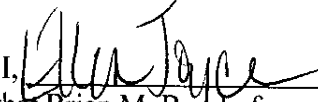
Dated: January 27, 2014

MERITUS:

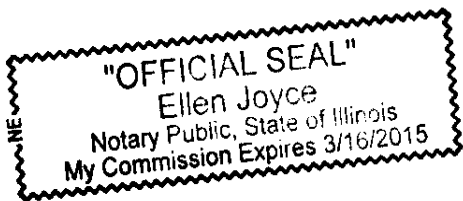
MERITUS HOMES, INC., an Illinois corporation

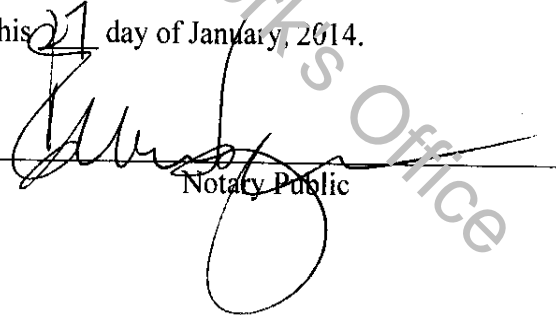
By: 
Brian M. Brunhofer, President

STATE OF ILLINOIS)
COUNTY OF  SS.

I, , a Notary Public in and for said County and State, do hereby certify that Brian M. Brunhofer, as the President of Meritus Homes, Inc., an Illinois corporation (the "Corporation"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said 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 Notarial seal this 27 day of January, 2014.




Notary Public

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CONSENT OF MORTGAGEE

Morton Community Bank, as holder of two (2) mortgages dated May 31, 2011, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Nos. 1115310030 and 1116022008 (rerecorded as 1119626010), with respect to, among other real estate, the real estate legally described in Section III of Exhibit A attached hereto, hereby consents to the recording of the Amendment to Declaration to which this Consent is attached.

Dated: January 21, 2014

MORTON COMMUNITY BANK

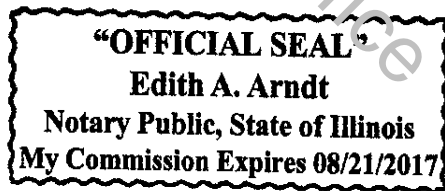
By: Robert H. Hanes
Its J.P.

STATE OF ILLINOIS)
) SS.
COUNTY OF WOODHOP

The undersigned, a Notary Public in and for said County and State, do hereby certify that Robert H. Hanes the Vice President of Morton Community Bank (the "Mortgagee"), appeared before me this day in person and acknowledged that [he][she] signed, sealed and delivered said instrument as [his][her] free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21 day of January, 2014.

Edith A. Arndt
Notary Public



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EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE

The Parcel

I. UNITS:

UNITS 135, 149, 124, 121, 209, 210, 122, 123, 178, 139, 134, 160, 162, 172, 161, 202, 143, 125, 152, 170, 204, 137, 138, 145, 148, 151, 155, 163, 171, 173, 167, 169, 183, 190, 142, 198, 150, 174, 175, 203, 157, 208, 176, 177, 193, 127, 130, 140, 146, 156, 164, 191, 147, 182, 129, 166, 168, 126, 186, 133, 184, 201, 132, 205, 206, 207, 131, 128, 136, 141, 185, 197, 194, 195, 196, 192, 145, 180, 189, 200, 144, 153, 154, 181, 187 and 188 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE, RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0423119002, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME; TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

II. COMMON ELEMENTS, INCLUDING LIMITED COMMON ELEMENTS:

THOSE PORTIONS OF LOTS 1 AND 2 IN THE ESTATES AT INVERNESS RIDGE - UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002, AS DOCUMENT NUMBER 0020537891, WHICH HAVE PREVIOUSLY BEEN ADDED TO THE PARCEL, OTHER THAN THE UNITS DESCRIBED IN SECTION I. ABOVE.

III. ADDITIONAL PARCELS

A. UNIT 179:

THAT PORTION OF LOT 1 IN THE ESTATES AT INVERNESS RIDGE - UNIT 2 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER 0020537891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF ROAD 1 WITH ROAD 2; THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS WEST, A DISTANCE OF 47.09 FEET TO THE POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 34.02 FEET; THENCE NORTH 67 DEGREES 25 MINUTES 48 SECONDS EAST, A DISTANCE OF 54.67 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 34.96 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 35 SECONDS EAST, A DISTANCE OF 103.85 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 82.12 FEET TO THE POINT OF BEGINNING; CONTAINING 0.1831 ACRES, MORE OR LESS, IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

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B. UNIT 199:

THAT PORTION OF LOT 1 IN THE ESTATES AT INVERNESS RIDGE - UNIT 2 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER 0020537891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF ROAD 1 WITH ROAD 2; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 95.27 FEET TO THE POINT OF CURVATURE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 136.92 FEET, A DISTANCE OF 15.08 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST, A DISTANCE OF 77.26 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 47 SECONDS EAST, A DISTANCE OF 123.89 FEET; THENCE SOUTH 22 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 28.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, A DISTANCE OF 49.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 05 MINUTES 35 SECONDS EAST, A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING; CONTAINING 0.2799 ACRES, MORE OR LESS, IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

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**EXHIBIT B TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS,
COVENANTS AND BY-LAWS FOR THE
CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE**

Plat of Survey

[See attached]

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UNOFFICIAL COPY**EXHIBIT C TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS,
COVENANTS AND BY-LAWS FOR THE
CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE**Percentage Interests

Unit	Model	Undivided Interest
121	Musetta	1.008%
122	Violetta	0.996%
123	Aida	1.249%
124	Harden	1.197%
125	Dunberry	1.198%
126	Dunberry	1.198%
127	Banfield	1.111%
128	Dunberry	1.198%
129	Dunberry	1.198%
130	Edinborough	1.283%
131	Dunberry	1.198%
132	Dunberry	1.198%
133	Dunberry	1.198%
134	Dunberry	1.198%
135	Elisabetta	0.839%
136	Marquis	0.840%
137	Banfield	1.111%
138	Banfield	1.111%
139	Dunberry	1.198%
140	Dunberry	1.198%
141	Marquis	0.840%
142	Banfield	1.111%
143	Dunberry	1.198%
144	Dunberry	1.198%
145	Dunberry	1.198%
146	Dunberry	1.198%
147	Edinborough	1.283%
148	Kingston	0.912%
149	Harden	1.197%
150	Coventry	1.000%
151	Dunberry	1.198%
152	Dunberry	1.198%
153	Dunberry	1.198%
154	Dunberry	1.198%
155	Dunberry	1.198%
156	Dunberry	1.198%

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Unit	Model	Undivided Interest
157	Dunberry	1.198%
160	Kingston	0.912%
161	Dunberry	1.198%
162	Marquis	0.840%
163	Banfield	1.111%
164	Dunberry	1.198%
165	Dunberry	1.198%
166	Banfield	1.111%
167	Dunberry	1.198%
168	Banfield	1.111%
169	Dunberry	1.198%
170	Marquis	0.840%
171	Kingston	0.912%
172	Dunberry	1.198%
173	Dunberry	1.198%
174	Dunberry	1.198%
175	Banfield	1.111%
176	Banfield	1.111%
177	Dunberry	1.198%
178	Harden	1.197%
179	Banfield	1.111%
180	Dunberry	1.198%
181	Dunberry	1.198%
182	Dunberry	1.198%
183	Dunberry	1.198%
184	Dunberry	1.198%
185	Dunberry	1.198%
186	Dunberry	1.198%
187	Dunberry	1.198%
188	Dunberry	1.198%
189	Edinborough	1.283%
190	Dunberry	1.198%
191	Dunberry	1.198%
192	Dunberry	1.198%
193	Banfield	1.111%
194	Banfield	1.111%
195	Banfield	1.111%
196	Banfield	1.111%
197	Kingston	0.912%
198	Dunberry	1.198%
199	Dunberry	1.198%
200	Marquis	0.840%
201	Dunberry	1.198%

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Unit	Model	Undivided Interest
202	Cavanaugh	1.054%
203	Banfield	1.111%
204	Dunberry	1.198%
205	Dunberry	1.198%
206	Marquis	0.840%
207	Dunberry	1.198%
208	Banfield	1.111%
209	Harden	1.197%
210	Aida	<u>1.249%</u>
		100.000%

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EXHIBIT

ATTACHED TO

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108 -

RIVISTO



PIN # 01-24-100-053-0000

1064 MORAY DRIVE

DOCUMENT

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SEE PLAT INDEX