

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:

Keith W. Groebe, Esq.
Masuda, Funai, Eifert & Mitchell, Ltd.
203 N. LaSalle Street, Suite 2500
Chicago, IL 60601



Doc#: 1535119101 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 02:49 PM Pg: 1 of 14

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS FOR NORTHWEST POINT

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS FOR NORTHWEST POINT (this "Fourth Amendment"), is made as of the 27th day of OCTOBER 2015 by the Members of the NORTHWEST POINT ASSOCIATION, an Illinois not-for-profit corporation (hereinafter called the "Association").

WITNESSETH:

WHEREAS, La Salle National Bank, not personally or individually, but as Trustee under Trust Agreement dated March 15, 1980 and known as Trust No. 102000 made the Declaration of Covenants, Easements, and Restrictions for Northwest Point (hereinafter called the "Original Declaration") on December 30, 1982 and recorded February 3, 1983 as Document No. 26495247, affecting the real estate located in Elk Grove Village, Cook County, Illinois, and legally described in Exhibit A attached hereto and made a part hereof (the "Original Property");

WHEREAS, the Original Declaration was amended by the First Amendment to Declaration of Covenants, Easements, and Restrictions for Northwest Point dated September 30, 1987 and recorded May 9, 1988 as Document No. 88197029 (the "First Amendment");

WHEREAS, the Original Declaration was amended by the Second Amendment to Declaration of Covenants, Easements, and Restrictions for Northwest Point dated October 20, 1997 and recorded February 2, 1998 as Document Nos. 98085892 through 98085897 and re-recorded March 27, 1998 as Document No. 98240101 (the "Second Amendment");

WHEREAS, the Original Declaration was amended by the Third Amendment to Declaration of Covenants, Easements, and Restrictions for Northwest Point dated January 1, 1998 and recorded March 27, 1998 as Document No. 98240102 (the "Third Amendment"). The Original Declaration, First Amendment, Second Amendment and Third Amendment shall be referred to herein as the "Declaration";

WHEREAS, the Declaration was assigned pursuant to that certain Assignment and Assumption of Declaration of Covenants, Easements, and Restrictions for Northwest Point dated March 26, 1998 and recorded March 27, 1998 as Document No. 98240104 (the "Assignment"); and,

WHEREAS, the Association desires to amend the Declaration to clarify the legal description attached thereto.

CCRD REVIEWER

8978636-Tms (1 of 9)

UNOFFICIAL COPY

NOW, THEREFORE, the Association hereby declares as follows:

1. The Declaration shall be revised by deleting "Parcel 2" and the legal description therefor and thereunder from Exhibit A attached to the Declaration.
2. The undersigned constitute at least sixty-five percent (65%) of the total eligible votes of the membership of the Association.
3. Except as hereby amended, the Declaration, as amended, shall continue in full force and effect in accordance with its terms.
4. In the event of any conflict between the terms of this Fourth Amendment and the Declaration as it existed prior to this Fourth Amendment, the terms of this Fourth Amendment shall control.
5. Any capitalized term used herein but not defined herein shall have the meaning therefor specified in the Declaration.
6. Each individual signing this Fourth Amendment represents and warrants that they have the authority to sign this Fourth Amendment and bind to this Fourth Amendment the Member on whose behalf they sign.
7. Each Member agrees to ratify this Fourth Amendment, if requested, at any subsequent meeting of the Members.
8. This Fourth Amendment may be executed in counterparts and it is the intention of the Members that any executed counterpart shall constitute the agreement of the Members and that all of the counterparts shall together constitute one and the same Fourth Amendment to the Declaration.

IN WITNESS WHEREOF, the undersigned have executed this Fourth Amendment as of the date and years first above written.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

UNOFFICIAL COPY

Suburban Bus Division of the Regional
Transportation Authority

By: Rosemarie Truppa

Name: ROSEMARIE TRUPPA

Title: DEPARTMENT MANAGER

STATE OF ILLINOIS)

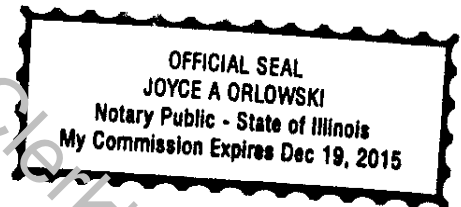
) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROSEMARIE TRUPPA, personally known to me to be the DEPT MANAGER of the Suburban Bus Division of the Regional Transportation Authority, and 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 severally acknowledged that as such _____, she signed and delivered said instrument pursuant to the authority given by the company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of OCTOBER 2015.

Joyce A. Orłowski
Notary Public



UNOFFICIAL COPY

Chicago UMA, LLC, an Illinois
limited liability company

By: _____

Name: DIP SHARI

Title: COO

STATE OF ~~ILLINOIS~~ MICHIGAN
COUNTY OF ~~COOK~~ WAYNE ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that DIP SHARI, personally known to me to be the STATE of MICHIGAN of Chicago UMA, LLC, an Illinois limited liability company, and 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 severally acknowledged that as such _____, he signed and delivered said instrument pursuant to the authority given by the company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of November 2015.
Jemelie Dion Hachem
Notary Public

JEMELIE DION-HACHEM
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Nov 6, 2019
ACTING IN COUNTY OF WAYNE

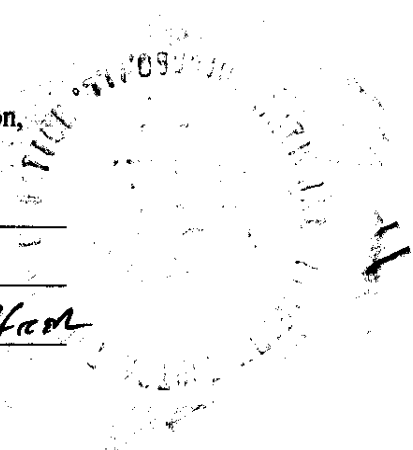
UNOFFICIAL COPY

National Roofing Contractors Association,
an Illinois not-for-profit corporation

By: [Signature]

Name: Harry D Ryden

Title: Chief Financial Officer



STATE OF ILLINOIS)

)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that HARRY D. RYDEN, personally known to me to be the CFO of National Roofing Contractors Association, an Illinois not-for-profit corporation, and 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 severally acknowledged that as such CFO, he signed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the corporation, as h__ free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of October 2015.

CHRISTINE L. HANUS

Notary Public



COOK County Clerk's Office

UNOFFICIAL COPY

150 Northwest Point LLC, a Delaware
limited liability company

By: _____

Name: Thomas Fray

Title: CFO

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that THOMAS FRAY, personally known to me to be the CFO of 150 Northwest Point LLC, a Delaware limited liability company, and 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 severally acknowledged that as such CFO, he signed and delivered said instrument pursuant to the authority given by the company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10 day of November 2015.

Kathleen Hartnett

Notary Public



COOK County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

REAL PROPERTY

See attached

Property PIN and Address:

08-21-202-066; 141 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-072; 121 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-073; 120 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-074; 120 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-075; 100 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-076; 100 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-080; 25 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-081; 35 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-082; 150 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-083; 50 Northwest Point Blvd., Elk Grove Village, IL
08-21-202-084; 141 Northwest Point Blvd., Elk Grove Village, IL
08-22-100-016; 101 Northwest Point Blvd., Elk Grove Village, IL
08-22-100-018; 101 Northwest Point Blvd., Elk Grove Village, IL
08-22-100-019; 85 Northwest Point Blvd., Elk Grove Village, IL
08-22-100-020; 85 Northwest Point Blvd., Elk Grove Village, IL
08-22-102-241; 25 Northwest Point Blvd., Elk Grove Village, IL

UNOFFICIAL COPY

EXHIBIT A

Parcel 1

A tract of land comprised of parts of the South West 1/4 of Section 15, part of the South East 1/4 of Section 16, and part of the North East 1/4 of Section 21 and part of the North West 1/4 of Section 22, all in Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point in the East line of the North East 1/4 of Section 21 aforesaid 9.88 chains Northerly of the South East corner thereof; thence continuing North 00 degrees 01 minutes 00 seconds East along the East line of the North East 1/4 of Section 21 aforesaid 684.13 feet to the South West corner of the North West 1/4 of the North West 1/4 of Section 22 aforesaid; thence North 89 degrees 21 minutes 48 seconds East along the South line of the North West 1/4 of the North West 1/4 of Section 22 aforesaid 1326.41 feet to the South East corner thereof (also being the South West corner of Lot 11 in Owner's Subdivision of the West 15 rods of the South East 1/4 and the East 46/60 (as measured on the North and South lines) of the East 1/2 of the South West 1/4 of Section 15, Township 41 North, Range 11, East of the Third Principal Meridian, also the North East 1/4 of the North West 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian); thence North 89 degrees 21 minutes 48 seconds East along the South line of Lot 11 aforesaid 563.42 feet to the South East corner thereof; thence North 00 degrees 01 minutes 22 seconds West along the East line of Lot 11 aforesaid 172.54 feet to a point in the Southwesterly line of Northern Illinois Gas Company right of way as per Warranty Deed recorded as document number 17376100; thence Northwesterly along said Southwesterly line being an arc convex Northwesterly and having a radius of 11,251.70 feet for a distance of 672.47 feet more or less to an angle point; thence South 81 degrees 51 minutes 56 seconds West along said right of way line 90.77 feet to an angle point; thence North 48 degrees 46 minutes 11 seconds West along said right of way line 136.50 feet to a point on the West line of Lot 11 aforesaid; thence North 48 degrees 44 minutes 14 seconds West along the Southwesterly line of the Northern Illinois Gas Company right of way as per deed recorded as document number 17502850, 69.5 feet (more or less) to an angle point therein; thence North 51 degrees 10 minutes 35 seconds West along said right of way line 915.90 feet to a point in the North line of the North West 1/4 of Section 22 aforesaid; thence South 89 degrees 24 minutes 38 seconds West along said North line 2 feet (more or less) to another Southwesterly right of way line of the Northern Illinois Gas Company as per aforesaid deed recorded as document number 17502850; thence North 51 degrees 36 minutes 17 seconds West along said right of way line 175.5 feet (more or less) to an angle point therein; thence North 55 degrees 33 minutes 50 seconds West along said right of way line 676.20 feet to an angle point therein; thence North 57 degrees 20 minutes 51 seconds West along said right of way line 128.4 feet (more or less) to a point in the South line of Lot 1 in August Busse's Division of parts of the East 1/2 of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian; thence North 58 degrees 36 minutes 15 seconds West 275.21 feet to a corner of parcel N-7A-20C of condemnation 70L737; thence North 85 degrees 45 minutes 06 seconds West 50.40 feet (more or less) along the Southerly line of said parcel N-7A-20C to a point in the West line of the East

 300 FT
 1983

26495217

UNOFFICIAL COPY

19003

122.33 feet of Lot 1 aforesaid; thence South 00 degrees 04 minutes 50 seconds East along said West line 147.29 feet to the South line of Lot 1 aforesaid; thence South 89 degrees 47 minutes 09 seconds West along the South line of Lot 1 aforesaid 300.98 feet to a point in the Easterly line of parcel N-7A-22A of codensation 70L136; thence South 58 degrees 51 minutes 05 seconds West along said Easterly line 278.4 feet; thence continuing South 36 degrees 59 minutes 50 seconds West along said Easterly line 125.3 feet; thence continuing South 16 degrees 16 minutes 33 seconds West along said Easterly line 339.7 feet to a point in the South line of the South East 1/4 of Section 16 aforesaid; thence North 89 degrees 59 minutes 01 seconds West along said South line 18.84 feet (more or less) to the West line of Arlington Heights Road; thence along the Easterly line of said Arlington Heights Road the following 5 courses and distances: South 08 degrees 08 minutes 29 seconds West along said East line 319.16 feet to an angle point; thence South 10 degrees 43 minutes 29 seconds West 232.68 feet to an angle point; thence South 17 degrees 25 minutes 30 seconds West 267.65 feet to an angle point; thence South 13 degrees 14 minutes 01 seconds West 599.18 feet to an angle point; thence South 18 degrees 21 minutes 38 seconds West 49.20 feet to a point in the Westerly extension of the North line of Lot 54 in Higgins Road Commercial Subdivision Unit 35 being a subdivision in Section 21, Township 41 North, Range 11, East of the Third Principal Meridian; thence South 83 degrees 10 minutes 06 seconds East along the North lines of Higgins Road Commercial Subdivisions in Section 21 aforesaid 1670.18 feet to the point of beginning, in Cook County, Illinois.

Excepting therefrom, that portion of Parcel 1 described as follows:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 21 AFORESAID 9.68 CHAINS NORTHERLY OF THE SOUTH EAST CORNER THEREOF; THENCE NORTH 83 DEGREES 10 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF HIGGINS ROAD COMMERCIAL SUBDIVISIONS IN SECTION 21 AFORESAID A DISTANCE OF 1670.18 FEET TO A POINT IN THE EAST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH 18 DEGREES 21 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF ARLINGTON HEIGHTS ROAD 40.20 FEET TO AN ANGLE POINT; THENCE NORTH 13 DEGREES 14 MINUTES 01 SECONDS EAST 592.0 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "232"); THENCE EASTERLY ALONG A LINE (HEREINAFTER REFERRED TO AS "CENTER LINE 252-270") THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 79 DEGREES 30 MINUTES 44 SECONDS EAST 72.95 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 6934.69 FEET FOR A DISTANCE OF 599.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 34 MINUTES 20 SECONDS EAST 290.0 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 439.68 FEET FOR A DISTANCE OF 375.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 56 DEGREES 30 MINUTES 30 SECONDS EAST 128.05 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 368.11 FEET FOR A DISTANCE OF 81.38 FEET TO A POINT OF TANGENCY (HEREINAFTER REFERRED TO AS ARC 265-267); THENCE NORTH 49 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 28.40 FEET TO A POINT IN THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 21 AFORESAID WHICH IS 83.38 FEET NORTH OF THE NORTH WEST CORNER OF LOT 46 OF HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 2

UNOFFICIAL COPY

300 FT
1983

BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT HEREINAFTER REFERRED TO AS POINT "270") AND THE EAST TERMINUS OF "CENTER LINE 252-270"; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 21 AFORESAID 35.31 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 33.0 FEET SOUTHEASTERLY OF AND PARALLEL WITH "CENTER LINE 252-270", HEREINBEFORE DESCRIBED SAID POINT BEING THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 21 AFORESAID 385.40 FEET; THENCE NORTH 69 DEGREES 59 MINUTES 00 SECONDS WEST 135.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST 293.26 FEET; THENCE NORTH 33 DEGREES 29 MINUTES 30 SECONDS WEST 13.93 FEET TO A POINT IN A LINE WHICH IS 33.0 FEET SOUTHEASTERLY OF AND PARALLEL WITH "CENTER LINE 252-270" HEREINBEFORE DESCRIBED; THENCE NORTH 56 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE 74.50 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 325.11 FEET AND CONCENTRIC WITH ARC 265-267 HEREINBEFORE DESIGNATED FOR A DISTANCE OF 74.08 FEET; THENCE NORTH 69 DEGREES 10 MINUTES 30 SECONDS EAST 15.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2

Non-Exclusive Easement for ingress and egress for the benefit of Parcel 1 over and across the following described land: the East 28.25 feet of Lot 58 and the West 31.75 feet of Lot 59 in Higgins Road Commercial Subdivision Unit No. 3, being a subdivision in the West 1/2 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, as created by Easement Agreement dated December 15, 1980 and recorded January 20, 1981 as Document 25743727 made between Maiden Corp., a corporation of Illinois, and LaSalle National Bank, as Trustee under Trust Agreement dated March 15, 1980 and known as Trust Number 102000, and Progress Record Distribution, Inc., an Ohio corporation.

1983 FEB 3 PM 5 33

FEB-3 '83 101753

26455247

50.00

30.00
YML

26 495 247

26455247