

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431



1924613002

Doc# 1924613002 Fee \$109.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/03/2019 09:31 AM PG: 1 OF 11

ABC

SUPPLEMENT NO. 5 TO COMMUNITY DECLARATION FOR BROOKMERE

This Supplemental Declaration is made by CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc. ("CalAtlantic" or "Declarant").

RECITALS

CalAtlantic is the holder of Declarant rights under that certain Community Declaration for Brookmere in the Office of the Recorder of Deeds for Cook County, Illinois on October 31, 2005 as Document No. 0530434007 (the "Community Declaration").

Pursuant to Section 10.01 of the Community Declaration, Declarant has the right and power to record a Special Amendment to the Community Declaration to, among other things, correct omissions, errors, ambiguities or inconsistencies in the Community Declaration or any Exhibit thereto. Pursuant to Article Twelve of the Community Declaration, Declarant has the right and power to annex, add and subject certain real estate to the Community Declaration by making portions of the Development Area subject to the Community Declaration as part of the Premises. The Community Declaration has been supplemented and amended, from time to time, pursuant to Section 10.01 and Article Twelve with the Recording of the following documents:

Document	Recording Date	Recording No.
Supplement No. 1	August 22, 2007	0723415048
Supplement No. 2	November 16, 2007	0732015049
Supplement No. 3	May 12, 2008	0813322068
Special Amendment No. 1	January 6, 2016	1600601020
Supplement No. 4	May 18, 2016	1613945038

CalAtlantic, as the Declarant, desires, once again, to exercise the rights and powers reserved in Article Twelve to annex, add and subject certain real estate to the provisions of the Community Declaration as part of the Premises.

UNOFFICIAL COPY

NOW, THEREFORE, Declarant does hereby amend the Community Declaration as follows:

1. Terms. All capitalized terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Community Declaration.
2. Added Premises. Those portions of the Development Area which are legally described in Sections I.E. and I.F. of the Third Amended and Restated Exhibit B attached hereto are hereby made part of the Premises as "Added Premises".
3. Added Lots. There are no additional Lots being added with this Supplement No. 5.
4. Added Dwelling Units. There are no additional Dwelling Units being added with this Supplement No. 5.
5. Added Community Area. The real estate in the Added Premises which is legally described in Sections IV.B. and IV. C. of the Third Amended and Restated Exhibit B attached hereto is hereby made part of the Premises as "Added Community Area".
6. Amendment of Exhibit B. To reflect the addition of real estate to the Premises as set forth in the Paragraphs above, Exhibit B to the Declaration is hereby amended and restated to be as set forth in the Third Amended and Restated Exhibit B to the Declaration which is attached hereto.
7. Covenants to Run with Land. The covenants, conditions, restrictions and easements contained in the Community Declaration, as amended by this Supplemental Declaration, shall run with and bind the Premises.
8. Continuation. As expressly hereby amended, the Community Declaration shall continue in full force and effect in accordance with its terms.

[Signature page follows]

UNOFFICIAL COPY

Dated: August 9, 2019

DECLARANT:

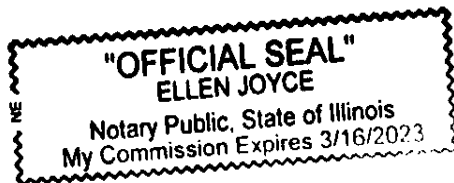
CALATLANTIC GROUP, INC., a Delaware corporation, successor by merger to The Ryland Group, Inc.

By: Christopher Gillen
Christopher Gillen, Vice President

STATE OF ILLINOIS)
COUNTY OF Yape) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Gillen, a Vice President of CalAtlantic Group, Inc., a Delaware corporation (the "Corporation"), who is 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 instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9 day of August, 2019.



Notary Public

UNOFFICIAL COPY

THIRD AMENDED AND RESTATED EXHIBIT B TO COMMUNITY DECLARATION FOR BROOKMERE

The Premises

I. THE PREMISES

- A. Lots 1 through 146 in First Resubdivision of Lot 4 in Brookmere, being a subdivision of Lot 4 in Brookmere Subdivision in the East Half of Section 16, Township 35 North, Range 13 East of the Third Principal Meridian in the Village of Matteson, pursuant to the plat thereof recorded August 4, 2004, as Document No. 0421744046 ("First Resubdivision of Lot 4").
- B. Lots C2-A, C2-B, C2-C, C2-D, C2-E and C2-F in Brookmere Subdivision, being a Resubdivision of Part of Matteson Commons Subdivision in the East Half of Section 16, Township 35 North, Range 13 East of the Third Principal Meridian, in the Village of Matteson, Cook County, Illinois, according to the plat thereof recorded August 28, 2003 as Document no. 0324019012 ("Brookmere Subdivision").
- C. Lots 12, 13, 14, 17, 19, 20 and 21 in the First Resubdivision of Lots 3 and 5 of Brookmere being a Resubdivision of Lots 3 and 5 in Brookmere Subdivision in the East Half of section 16, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat of said Resubdivision recorded September 28, 2005 as Document 0527110137, in Cook County, Illinois ("First Resubdivision of Lots 3 and 5").
- D. Lots 8 through 11, both inclusive, 15, 16, 18, and 22 through 28, both inclusive, all in Second Resubdivision of Lots 3 and 5 in Brookmere, being a subdivision in the East Half of Section 16, Township 35 North, Range 13 East of the Third Principal Meridian, in the Village of Matteson, Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on January 29, 2016, as Document No. 1602929036 ("Second Resubdivision of Lots 3 and 5 in Brookmere").
- E. Outlots C and D in the First Resubdivision of Lots 1, 2 and 3 in Brookmere, being a subdivision in the East Half of Section 16, Township 35 North, Range 13 East of the Third Principal Meridian, in the Village of Matteson, Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on January 29, 2016, as Document 1602929035 ("First Resubdivision of Lots 1, 2 and 3 in Brookmere").
- F. Outlots A, E and F in the Second Resubdivision of Lots 3 and 5 in Brookmere.

II. LOTS

A. DETACHED HOME LOT

Lots 1 through 146 in First Resubdivision of Lot 4.

B. TOWNHOME LOT

UNOFFICIAL COPY

1. Lots 12, 13, 14, 17, 19, 20 and 21 in the First Resubdivision of Lots 3 and 5.
2. Lots 8 through 11, both inclusive, 15, 16, 18, and 22 through 28, both inclusive, in Second Resubdivision of Lots 3 and 5 in Brookmere.

III. DWELLING UNITS

A. DETACHED HOMES

Lots 1 through 146 in First Resubdivision of Lot 4.

B. TOWNHOMES: Each single family attached home constructed on the following described Lots:

1. Lots 12, 13, 14, 17, 19, 20 and 21 in the First Resubdivision of Lots 3 and 5.
2. Lots 8 through 11, both inclusive, 15, 16, 18, and 22 through 28, both inclusive, in Second Resubdivision of Lots 3 and 5 in Brookmere.

C. CONDOMINIUM UNITS

None at this time.

IV. COMMUNITY AREA

- A. Lots C2-A, C2-B, C2-C, C2-D, C2-E and C2-F in Brookmere Subdivision.
- B. Outlots C and D in the First Resubdivision of Lots 1, 2 and 3 in Brookmere.
- C. Outlots A, E and F in the Second Resubdivision of Lots 3 and 5 in Brookmere.

V. ASSOCIATION MAINTAINED PUBLIC GREEN AREA

- A. All landscaping and improvements, including streetlights, located on cul de sac islands and boulevards in Brookmere Subdivision, pursuant to the plat thereof recorded in Cook County, Illinois, as Document No. 0324019012, to the extent not maintained by the Municipality.
- B. Outlots F through I in First Resubdivision of Lot 4.

PINS AND ADDRESSES ARE ATTACHED

UNOFFICIAL COPY

Lots	Street #	Street Name	City/State	Zip	PINs
1	5049	Halloway Street	Matteson, IL	60443	31-16-208-002
2	5043	Halloway Street	Matteson, IL	60443	31-16-208-003
3	5037	Halloway Street	Matteson, IL	60443	31-16-208-004
4	5031	Halloway Street	Matteson, IL	60443	31-16-208-005
5	5025	Halloway Street	Matteson, IL	60443	31-16-208-006
6	5019	Halloway Street	Matteson, IL	60443	31-16-208-007
7	5013	Halloway Street	Matteson, IL	60443	31-16-208-008
8	5007	Halloway Street	Matteson, IL	60443	31-16-208-009
9	5001	Halloway Street	Matteson, IL	60443	31-16-208-010
10	4987	Halloway Street	Matteson, IL	60443	31-16-208-011
11	4981	Halloway Street	Matteson, IL	60443	31-16-208-012
12	4967	Halloway Street	Matteson, IL	60443	31-16-208-013
13	4961	Halloway Street	Matteson, IL	60443	31-16-208-014
14	4955	Halloway Street	Matteson, IL	60443	31-16-208-015
15	4949	Halloway Street	Matteson, IL	60443	31-16-208-016
16	4943	Halloway Street	Matteson, IL	60443	31-16-208-017
17	4937	Halloway Street	Matteson, IL	60443	31-16-208-018
18	149	Lawrence Lane	Matteson, IL	60443	31-16-208-019
19	143	Lawrence Lane	Matteson, IL	60443	31-16-208-020
20	137	Lawrence Lane	Matteson, IL	60443	31-16-208-021
21	131	Lawrence Lane	Matteson, IL	60443	31-16-208-022
22	125	Lawrence Lane	Matteson, IL	60443	31-16-208-023
23	119	Lawrence Lane	Matteson, IL	60443	31-16-208-024
24	113	Lawrence Lane	Matteson, IL	60443	31-16-208-025
25	107	Lawrence Lane	Matteson, IL	60443	31-16-208-026
26	101	Lawrence Lane	Matteson, IL	60443	31-16-208-027
27	95	Lawrence Lane	Matteson, IL	60443	31-16-208-028
28	89	Lawrence Lane	Matteson, IL	60443	31-16-208-029
29	83	Lawrence Lane	Matteson, IL	60443	31-16-208-030
30	77	Lawrence Lane	Matteson, IL	60443	31-16-208-031
31	71	Lawrence Lane	Matteson, IL	60443	31-16-208-032
32	65	Lawrence Lane	Matteson, IL	60443	31-16-208-033
33	4980	Gibson Street	Matteson, IL	60443	31-16-204-001
34	4986	Gibson Street	Matteson, IL	60443	31-16-204-002
35	4982	Gibson Street	Matteson, IL	60443	31-16-204-003
36	4998	Gibson Street	Matteson, IL	60443	31-16-204-004
37	5004	Gibson Street	Matteson, IL	60443	31-16-204-005
38	5010	Gibson Street	Matteson, IL	60443	31-16-204-006

UNOFFICIAL COPY

39	5016	Gibson Street	Matteson, IL	60443	31-16-204-007
40	5022	Gibson Street	Matteson, IL	60443	31-16-204-008
41	5028	Gibson Street	Matteson, IL	60443	31-16-204-009
42	5034	Gibson Street	Matteson, IL	60443	31-16-204-010
43	58	Stephens Street	Matteson, IL	60443	31-16-204-011
44	64	Stephens Street	Matteson, IL	60443	31-16-204-012
45	70	Stephens Street	Matteson, IL	60443	31-16-204-013
46	76	Stephens Street	Matteson, IL	60443	31-16-204-014
47	82	Stephens Street	Matteson, IL	60443	31-16-204-015
48	88	Stephens Street	Matteson, IL	60443	31-16-204-016
49	94	Stephens Street	Matteson, IL	60443	31-16-204-017
50	100	Stephens Street	Matteson, IL	60443	31-16-204-018
51	106	Stephens Street	Matteson, IL	60443	31-16-204-019
52	112	Stephens Street	Matteson, IL	60443	31-16-204-020
53	118	Stephens Street	Matteson, IL	60443	31-16-204-021
54	124	Stephens Street	Matteson, IL	60443	31-16-204-022
55	130	Stephens Street	Matteson, IL	60443	31-16-204-023
56	136	Stephens Street	Matteson, IL	60443	31-16-204-024
57	142	Stephens Street	Matteson, IL	60443	31-16-204-025
58	148	Stephens Street	Matteson, IL	60443	31-16-204-026
59	154	Stephens Street	Matteson, IL	60443	31-16-204-027
60	160	Stephens Street	Matteson, IL	60443	31-16-204-028
61	166	Stephens Street	Matteson, IL	60443	31-16-204-029
62	172	Stephens Street	Matteson, IL	60443	31-16-204-030
63	178	Stephens Street	Matteson, IL	60443	31-16-204-031
64	171	Stephens Street	Matteson, IL	60443	31-16-205-001
65	165	Stephens Street	Matteson, IL	60443	31-16-205-002
66	159	Stephens Street	Matteson, IL	60443	31-16-205-003
67	153	Stephens Street	Matteson, IL	60443	31-16-205-004
68	147	Stephens Street	Matteson, IL	60443	31-16-205-005
69	141	Stephens Street	Matteson, IL	60443	31-16-205-006
70	135	Stephens Street	Matteson, IL	60443	31-16-205-007
71	129	Stephens Street	Matteson, IL	60443	31-16-205-008
72	123	Stephens Street	Matteson, IL	60443	31-16-205-009
73	111	Stephens Street	Matteson, IL	60443	31-16-205-010
74	105	Stephens Street	Matteson, IL	60443	31-16-205-011
75	99	Stephens Street	Matteson, IL	60443	31-16-205-012
76	93	Stephens Street	Matteson, IL	60443	31-16-205-013
77	87	Stephens Street	Matteson, IL	60443	31-16-205-014

UNOFFICIAL COPY

78	81	Stephens Street	Matteson, IL	60443	31-16-205-015
79	76	Bowman Street	Matteson, IL	60443	31-16-205-016
80	82	Bowman Street	Matteson, IL	60443	31-16-205-017
81	88	Bowman Street	Matteson, IL	60443	31-16-205-018
82	94	Bowman Street	Matteson, IL	60443	31-16-205-019
83	100	Bowman Street	Matteson, IL	60443	31-16-205-020
84	118	Stephens Street	Matteson, IL	60443	31-16-204-021
85	124	Stephens Street	Matteson, IL	60443	31-16-204-022
86	120	Bowman Street	Matteson, IL	60443	31-16-205-023
87	126	Bowman Street	Matteson, IL	60443	31-16-205-024
88	132	Bowman Street	Matteson, IL	60443	31-16-205-025
89	136	Bowman Street	Matteson, IL	60443	31-16-205-026
90	142	Bowman Street	Matteson, IL	60443	31-16-205-027
91	148	Bowman Street	Matteson, IL	60443	31-16-205-028
92	154	Bowman Street	Matteson, IL	60443	31-16-205-029
93	160	Bowman Street	Matteson, IL	60443	31-16-205-030
94	155	Bowman Street	Matteson, IL	60443	31-16-206-001
95	149	Bowman Street	Matteson, IL	60443	31-16-206-002
96	143	Bowman Street	Matteson, IL	60443	31-16-206-003
97	137	Bowman Street	Matteson, IL	60443	31-16-206-004
98	131	Bowman Street	Matteson, IL	60443	31-16-206-005
99	125	Bowman Street	Matteson, IL	60443	31-16-206-006
100	117	Bowman Street	Matteson, IL	60443	31-16-206-007
101	111	Bowman Street	Matteson, IL	60443	31-16-206-008
102	105	Bowman Street	Matteson, IL	60443	31-16-206-009
103	95	Bowman Street	Matteson, IL	60443	31-16-206-010
104	89	Bowman Street	Matteson, IL	60443	31-16-206-011
105	83	Bowman Street	Matteson, IL	60443	31-16-206-012
106	77	Bowman Street	Matteson, IL	60443	31-16-206-013
107	71	Bowman Street	Matteson, IL	60443	31-16-206-014
108	76	Henson Court	Matteson, IL	60443	31-16-206-015
109	82	Henson Court	Matteson, IL	60443	31-16-206-016
110	88	Henson Court	Matteson, IL	60443	31-16-206-017
111	94	Henson Court	Matteson, IL	60443	31-16-206-018
112	100	Henson Court	Matteson, IL	60443	31-16-206-019
113	106	Henson Court	Matteson, IL	60443	31-16-206-020
114	112	Henson Court	Matteson, IL	60443	31-16-206-021
115	118	Henson Court	Matteson, IL	60443	31-16-206-022
116	128	Henson Court	Matteson, IL	60443	31-16-206-023

UNOFFICIAL COPY

117	134	Henson Court	Matteson, IL	60443	31-16-206-024
118	140	Henson Court	Matteson, IL	60443	31-16-206-025
119	146	Henson Court	Matteson, IL	60443	31-16-206-026
120	152	Henson Court	Matteson, IL	60443	31-16-206-027
121	153	Henson Court	Matteson, IL	60443	31-16-207-001
122	147	Henson Court	Matteson, IL	60443	31-16-207-002
123	141	Henson Court	Matteson, IL	60443	31-16-207-003
124	135	Henson Court	Matteson, IL	60443	31-16-207-004
125	125	Henson Court	Matteson, IL	60443	31-16-207-005
126	119	Henson Court	Matteson, IL	60443	31-16-207-006
127	113	Henson Court	Matteson, IL	60443	31-16-207-007
128	107	Henson Court	Matteson, IL	60443	31-16-207-008
129	101	Henson Court	Matteson, IL	60443	31-16-207-009
130	95	Henson Court	Matteson, IL	60443	31-16-207-010
131	89	Henson Court	Matteson, IL	60443	31-16-207-011
132	83	Henson Court	Matteson, IL	60443	31-16-207-012
133	77	Henson Court	Matteson, IL	60443	31-16-207-013
134	86	Lawrence Lane	Matteson, IL	60443	31-16-207-014
135	92	Lawrence Lane	Matteson, IL	60443	31-16-207-015
136	98	Lawrence Lane	Matteson, IL	60443	31-16-207-016
137	104	Lawrence Lane	Matteson, IL	60443	31-16-207-017
138	110	Lawrence Lane	Matteson, IL	60443	31-16-207-018
139	116	Lawrence Lane	Matteson, IL	60443	31-16-207-019
140	122	Lawrence Lane	Matteson, IL	60443	31-16-207-020
141	128	Lawrence Lane	Matteson, IL	60443	31-16-207-021
142	134	Lawrence Lane	Matteson, IL	60443	31-16-207-022
143	140	Lawrence Lane	Matteson, IL	60443	31-16-207-023
144	146	Lawrence Lane	Matteson, IL	60443	31-16-207-024
145	152	Lawrence Lane	Matteson, IL	60443	31-16-207-025
146	158	Lawrence Lane	Matteson, IL	60443	31-16-207-026

UNOFFICIAL COPY

Building	PIN	Address	
12	31-16-212- 018	5116 Monroe	Matteson, IL
12	31-16-212- 019	5114 Monroe	Matteson, IL
12	31-16-212- 020	5112 Monroe	Matteson, IL
12	31-16-212- 021	5110 Monroe	Matteson, IL
13	31-16-212- 022	225 Owen	Matteson, IL
13	31-16-212- 023	227 Owen	Matteson, IL
13	31-16-212- 024	229 Owen	Matteson, IL
13	31-16-212- 025	231 Owen	Matteson, IL
13	31-16-212- 026	233 Owen	Matteson, IL
14	31-16-212- 027	5134 Monroe	Matteson, IL
14	31-16-212- 028	5132 Monroe	Matteson, IL
14	31-16-212- 029	5130 Monroe	Matteson, IL
14	31-16-212- 030	5128 Monroe	Matteson, IL
14	31-16-212- 031	5126 Monroe	Matteson, IL
17	31-16-211- 035	246 Matteson	Matteson, IL
17	31-16-211- 036	258 Matteson	Matteson, IL
17	31-16-211- 037	250 Matteson	Matteson, IL
17	31-16-211- 038	252 Matteson	Matteson, IL
17	31-16-211- 039	254 Matteson	Matteson, IL
19	31-16-211- 040	5121 Monroe	Matteson, IL
19	31-16-211- 041	5119 Monroe	Matteson, IL
19	31-16-211- 042	5117 Monroe	Matteson, IL
19	31-16-211- 043	5115 Monroe	Matteson, IL
19	31-16-211- 044	5113 Monroe	Matteson, IL
19	31-16-211- 045	5111 Monroe	Matteson, IL
20	31-16-211- 046	5123 Monroe	Matteson, IL
20	31-16-211- 047	5125 Monroe	Matteson, IL
20	31-16-211- 048	5127 Monroe	Matteson, IL
20	31-16-211- 049	5129 Monroe	Matteson, IL
20	31-16-211- 050	5131 Monroe	Matteson, IL
20	31-16-211- 051	5133 Monroe	Matteson, IL
21	31-16-211- 052	5145 Monroe	Matteson, IL
21	31-16-211- 053	5143 Monroe	Matteson, IL
21	31-16-211- 054	5141 Monroe	Matteson, IL
21	31-16-211- 055	5139 Monroe	Matteson, IL
21	31-16-211- 056	5137 Monroe	Matteson, IL
21	31-16-211- 057	5135 Monroe	Matteson, IL
18	31-16-211- 009	5101 Monroe	Matteson, IL
22	31-16-211- 013	5157 Monroe	Matteson, IL
23	31-16-211- 014	5169 Monroe	Matteson, IL
24	31-16-211- 015	240 Owen	Matteson, IL
25	31-16-211- 016	230 Owen	Matteson, IL
26	31-16-211- 017	220 Owen	Matteson, IL
27	31-16-211- 018	210 Owen	Matteson, IL
28	31-16-211- 019	200 Owen	Matteson, IL
8	31-16-212- 008	179 Owen	Matteson, IL

UNOFFICIAL COPY

9	31-16-212- 009	184 Matteson	Matteson, IL
10	31-16-212- 010	189 Owen	Matteson, IL
11	31-16-212- 011	201 Owen	Matteson, IL
15	31-16-212- 015	5100 Monroe	Matteson, IL
16	31-16-212- 016	216 Matteson	Matteson, IL

Property of Cook County Clerk's Office