

# UNOFFICIAL COPY

SECOND AMENDMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR THE  
TOWNHOMES OF WEST  
PEREGRINE LAKE ESTATES



Doc# 2209619051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 02:36 PM PG: 1 OF 29

*For Recorder's Use Only*

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Townhomes of West Peregrine Lake Estates is made and entered into by the Members of The Townhomes of West Peregrine Lake Estates.

WITNESSETH:

WHEREAS, by a certain Declaration of Covenants, Conditions, Easements and Restrictions of The Townhomes of West Peregrine Lake Estates certain real estate was submitted to the Declaration of Covenants by recordation of said Declaration in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 98552078 on June 29, 1998 (the "Declaration"); and the Property subject to the Declaration is set forth in the Exhibit - Legal Description attached hereto; and

WHEREAS, the Declaration created The Townhomes of West Peregrine Lake Estates, which entity was incorporated in the State of Illinois as a not-for-profit corporation as The Townhomes of West Peregrine Lake Estates (the "Association"); and

WHEREAS, the Declaration was modified by a First Amendment to Declaration of Covenants, Conditions and Restrictions of West Peregrine Lake Estates, filed in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 08080353 on December 1, 1998; and

WHEREAS, the Association is a common interest community association and is subject to the Illinois Common Interest Community Association Act, 765 ILCS 160/1-1, *et. seq.* (the "Act"); and

WHEREAS, Article II, Section 12.03 of the Declaration, provides that the provisions of the Declaration may be amended by recording an instrument executed and acknowledged by not less than two-thirds of the each class of members (and the Association presently only has one class of members); and

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WHEREAS, the Members of the Association desire to modify and amend the Declaration to provide that upon the adoption of special assessments by the Board the Board may assess the units in differing amounts in accordance with the cost of the work to be performed at the townhome unit and not in uniform amounts; and

NOW THEREFORE, the Members of the Association, being at least two-thirds of the total members of the Association, hereby modify and amend the Declaration as follows:

1. Article III of the Declaration is modified at Section 3.07, entitled "Uniform Rate of Assessment" by amending it to read as follows:

3.07. **Rate of Assessment.** Annual assessments shall be fixed at an equal, uniform rate for all townhomes. Special assessments adopted by the Board need not be assessed at a fixed equal and uniform rate for all townhomes. Special assessments for capital expenditures relating to the townhomes need not be assessed at a fixed, equal uniform rate for all townhomes. In the Board's discretion, special assessments may be assessed against a townhome in an amount determined by the Board to be equal to or proportionate to the amount of expense of the work to be performed to or for the benefit of the respective townhome, in the total or partial amount of such expenditure.

2. This Second Amendment shall be effective upon filing with the Recorder of Deeds of Cook County, Illinois.

3. Except to the extent set forth herein, all other provisions of the Declaration, as amended, shall remain and continue in effect without change.

IN WITNESS WHEREOF, the President of Association has executed this Second Amendment, and the Members of The Townhomes of West Peregrine Lake Estates, being at least two-thirds of the Members of the Association, have approved this Second Amendment to Declaration by executing this instrument pursuant to the consents attached hereto.

The Townhome of West Peregrine Lake Estates,

By: Margaret L. Bandemer  
Its President

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## AFFIDAVIT OF SECRETARY

The undersigned, on oath, state that I have personal knowledge of the facts in this Affidavit and could testify to the same if necessary; and state that I am the Secretary of the Board of Directors of The Townhomes of West Peregrine Lake Estates in Palatine, Illinois, and I certify that the foregoing Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Townhomes of West Peregrine Lake Estates was approved by not less than two-thirds of the members of the Association, accordingly to the books and records of the Association, and that the written consents of the members are attached hereto.

IN WITNESS WHEREOF, I have sent my hand and seal as the Secretary of this Association on this 6<sup>th</sup> day of January, 2022.



Anthony Bach  
Secretary

SUBSCRIBED AND SWORN to before me this 6<sup>th</sup> day of January, 2022.

Irene S. Bach  
NOTARY PUBLIC

Cook County Clerk's Office

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200 E. Wood Street · Palatine, IL · 60067  
Telephone: (847) 359-9050 · Fax (847) 359-9094  
www.palatine.il.us

Reid Ottesen  
Village Manager

March 31, 2022

**VIA EMAIL TO Jim@Dicklerlaw.com**

James A. Slowikowski  
DICKLER, KAHN, SLOWIKOWSKI, & ZAVELL, LTD.  
85 W. Algonquin Road, Suite 420  
Arlington Heights, IL 60005

**RE: The Townhomes of West Peregrine Lake Estates ("Townhomes")**

Dear Mr. Slowikowski,

Article XII, Section 12.09 of the Declaration of Covenants, Conditions, Easements and Restrictions of Townhomes of West Peregrine Lake Estates ("Declaration") provides in pertinent part that "[n]otwithstanding anything herein to the contrary, this Declaration may not be altered, amended or deleted without the written consent of the Village of Palatine."

The Village received the Townhomes' proposed amendment to Article III, Section 3.07 ("Amendment"), which states as follows:

**3.07. Rate of Assessment.** Annual assessments shall be fixed at an equal, uniform rate for all townhomes. Special assessments adopted by the Board need not be assessed at a fixed equal and uniform rate for all townhomes. Special assessments for capital expenditures relating to the townhomes need not be assessed at a fixed, equal uniform rate for all townhomes. In the Board's discretion, special assessments may be assessed against a townhome in an amount determined by the Board to be equal to or proportionate to the amount of expense of the work to be performed to or for the benefit of the respective townhome, in the total or partial amount of such expenditure.

This letter confirms that the Village consents to the Amendment.

Sincerely,

Reid Ottesen, Village Manager

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## SIGNATURE PAGE FOR SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TOWNHOMES OF WEST PEREGRINE LAKE ESTATES

The undersigned as townhome owners(s) by signing this document hereby approve and acknowledge the foregoing Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Townhomes of West Peregrine Lake Estates and all of its contents to modify Section 3.07 of the Declaration regarding rate of assessment, and I/we authorize attaching this signature page to the Second Amendment to be recorded.

Townhome Address: 1030 W. Bogey

### UNIT OWNER

Signature

Sandra Snyder

Printed Name

Sandra Snyder

Signature

Printed Name

James T. Snyder

Signature

James T Snyder

Printed Name

Property of Cook County Clerk's Office

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Townhome Address: 1042 W. BOGEY LN.  
PALATINE, IL 60067

~~UNIT OWNER~~

Peter C. Viorso

Signature

Peter C. Viorso

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1029 W Bagley Ln Palatine, IL 60067

**UNIT OWNER**

  
Signature

KEUN J CHANG  
Printed Name

  
Signature

HYUN J CHANG  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1054 W Bayley Palatine, IL 60067

**UNIT OWNER**

David Lemaster

Signature

David Lemaster

Printed Name

Signature

Printed Name

Signature

Printed Name

Property of Cook County Clerk's Office



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Townhome Address: 1035 W. Bogey Lane

**UNIT OWNER**

Signature

Valerie E. Coorlas

Printed Name

Valerie E. Coorlas

Signature

Printed Name

Signature

Printed Name

Property of Cook County Clerk's Office

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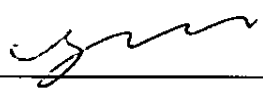
Townhome Address: 1032 W Bogey Ln, palatine, IL 60067

**UNIT OWNER**



Signature Xiaoming Wen

Printed Name



Signature Yan Qu

Printed Name

Signature

Printed Name

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Townhome Address: 1066 W. Bogey Lane

**UNIT OWNER**

Winnifred K. Weber  
Signature

Winnifred K. Weber  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1050 W. Bogey

**UNIT OWNER**

Signature Ronald P Miller

Printed Name Ronald P Miller

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

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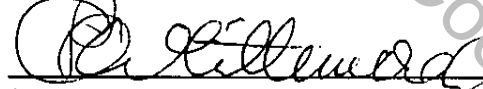
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Townhome Address: 1036 W. BOGEY LANE

**UNIT OWNER**

\_\_\_\_\_  
Signature

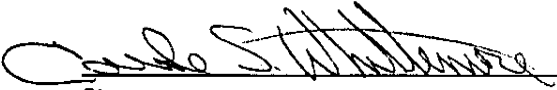
\_\_\_\_\_  
Printed Name



\_\_\_\_\_  
Signature

C. WILLIAM WHITTEMORE JR

\_\_\_\_\_  
Printed Name



\_\_\_\_\_  
Signature

CAROL S. WHITTEMORE

\_\_\_\_\_  
Printed Name

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Townhome Address: 1064 W. Bossey Ln

**UNIT OWNER**

Kevin Hedrick

Signature

KEVIN HEDRICK

Printed Name

Doray Hedrick

Signature

Doray Hedrick

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1027 W. Bogey Ln Palatine IL 60067

**UNIT OWNER**

Ta Park

Signature

Taeyu Park

Printed Name

Ju Park

Signature

Jiwon Park

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Property of Cook County Clerk's Office





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Townhome Address: 1022W Bogey Ln

**UNIT OWNER**  
*Joseph Bradley Weber*  
Signature  
Joseph Bradley Weber  
Printed Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

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Townhome Address: 1040 W. Bagey

**UNIT OWNER**

Maria DeBellis

Signature

Maria DeBellis

Printed Name

Michael DeBellis

Signature

Mike DeBellis

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1052 W. Bogey Ln.

**UNIT OWNER**

Joanne Mahon

Signature

Joanne Mahon

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1025 W. Bagey Ln

**UNIT OWNER**

Anthony Bach

Signature

Anthony Bach

Printed Name

Irene Bach

Signature

Irene Bach

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1021 W Bogey Ln, 60067

**UNIT OWNER**

Timothy L. Schaap

Signature

Timothy L. Schaap

Printed Name

Jeanne Schaap

Signature

Jeanne Schaap

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1056 W. BOGEY LANE

**UNIT OWNER**

Margaret Bandemer

Signature

MARGARET BANDEMER

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1039 W Foley LN

**UNIT OWNER**

P. Padmavathi

Signature

PADMAVATHI PUSPA

Printed Name

[Signature]

Signature

KANNAN JAYARAJ

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1034 W Boggy Lane Platine II

UNIT OWNER

Karen Carlson

Signature

KAREN CARLSON

Printed Name

Signature

Printed Name

Signature

Printed Name

Cook County Clerk's Office



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Townhome Address: 1026 W. BOGET LN

**UNIT OWNER**

Signature

*[Handwritten Signature]*  
GARY PEREGRINE

Printed Name

Signature

Printed Name

Signature

Printed Name

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Townhome Address: 1060 W Bogue Ln

**UNIT OWNER**

*Andrea Cordts*  
Signature

Andrea Cordts  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Townhome Address: 1037 W Bogey Lane, Palatine, IL-60067

**UNIT OWNER**

Umamaheshwar R Uppada

Signature

UMAMAHESHWAR R UPPADA

Printed Name

Signature

Printed Name

Signature

Printed Name

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Townhome Address: 1041 W. Bogey Ln., Palatine, IL 60067

**UNIT OWNER**

Steven M. Bisulca 01/6/2022

Signature

Steven M. Bisulca

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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## EXHIBIT "A"

### TO SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TOWNHOMES OF WEST PEREGRINE LAKE ESTATES

#### LEGAL DESCRIPTION

Lots/Blocks 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61 in West Peregrine Lake Estates, being a Resubdivision of Lot 2 of Berenz's Subdivision, of part of the Southeast 1/4 of Section 28, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded on June 24, 1998, as Document No. 98540600, in the Office of the Recorder of Deeds, Cook County, Illinois..

All located in Palatine, Illinois 60067

<u>ADDRESS</u>	<u>PIN</u>	<u>ADDRESS</u>	<u>PIN</u>
1030 Bogey Lane	02-28-400-095-0000	1027 Bogey Lane	02-28-400-107-0000
1032 Bogey Lane	02-28-400-094-0000	1029 Bogey Lane	02-28-400-108-0000
1034 Bogey Lane	02-28-400-095-0000	1020 Bogey Lane	02-28-400-109-0000
1036 Bogey Lane	02-28-400-096-0000	1022 Bogey Lane	02-28-400-110-0000
1040 Bogey Lane	02-28-400-097-0000	1024 Bogey Lane	02-28-400-111-0000
1042 Bogey Lane	02-28-400-098-0000	1026 Bogey Lane	02-28-400-112-0000
1044 Bogey Lane	02-28-400-099-0000	1060 Bogey Lane	02-28-400-113-0000
1050 Bogey Lane	02-28-400-100-0000	1062 Bogey Lane	02-28-400-114-0000
1052 Bogey Lane	02-28-400-101-0000	1064 Bogey Lane	02-28-400-115-0000
1054 Bogey Lane	02-28-400-102-0000	1066 Bogey Lane	02-28-400-116-0000
1056 Bogey Lane	02-28-400-103-0000	1041 Bogey Lane	02-28-400-117-0000
1021 Bogey Lane	02-28-400-104-0000	1039 Bogey Lane	02-28-400-118-0000
1023 Bogey Lane	02-28-400-105-0000	1037 Bogey Lane	02-28-400-119-0000
1025 Bogey Lane	02-28-400-106-0000	1035 Bogey Lane	02-28-400-120-0000

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