NOFFICIAL COPY 87098632 County Clark's Office

Property of County Clerk's Office

EEB 1 9 1987

TENTH AMENDMENT ADDING ADDITIONAL UNITS AT 8124 W. 169TH STREET TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS EASEMENTS, RESTRICTIONS, AND COVENANTS FOR CHERRY CREEK SOUTH CONDOMINIUM III

THIS DECLARATIONIS made and entered into by BRIDGEVIEW BANK AND TRUST COMPANY, As Trustee, under Trust Agreement #1-1031, dated May28,1981, for convenience hereinafter referred to as the "CWNER";

WITNESSEIH THAT:

WHEREAS, the Owner is fee simple title holder of the following described real estate in the Village of Tinley Park, County of Cook, State of Illinois:

Lot 106 in Cherry Creek Scuth Subdivision Phase III, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 8124 W. 169TH Street, Tinley Park, Illinois.

WHEREAS, it is the desire and intention of the Owner to enable the Property (7) (as hereinafter defined) which includes, but is not limited to, said real estate of together with the building, structure, improvements, and other permanent fixtures 🔾 of whatsoever kind now or hereinafter thereon, and all rights and privileges N belonging or in anyway pertaining thereto to be owned by Owner and by each successor in interest of Owner, under that certain type or method of ownership commonly known as "CONDOMINIUM", and to submit the Property to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time; and

WHEREAS, the Owner, BRIDGEVIEW BANK AND TRUST COMPANY, as Trustee, under Trust#1-0854, dated May 16, 1980 caused to be recorded in the Office of the Recorder of Deeds of Cook County as document no. 85179907, and as amended on ,1986 by the First Amendment Adding Additional Lots. declaration of condominium ownership for Cherry Creek South Condominium III, which by said declaration provided for the addition of condominium units on certain described lots and by which said Trustee has elected by this Declaration to establish, for the benefit of such Owner and for the mutual benefit of all future unit owners or occupants of the Property, or any part thereof, which shall be known as CHERRY CREEK SOUTH CONDOMINIUM III or such other name as may be subsequently adopted pursuant to the Act by the developer or the Board, certain easements and rights in, over, and upon said real estate and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct, and maintenance thereof; and

WHEREAS, the Owner has further elected by this Declaration to declare that the several unit owners, occupants, mortgagees, and other persons acquiring any interest in the Property shall at all times enjoy the benefits of, and shall at all times hold their interests subject to the rights, easements, privileges, and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of ownership and to facilitate the proper administration of such Property and are established for the purpose of enhancing and perfecting the value, desirability, and attractiveness of the Property.

Stell of their

(a) The second of the secon

PROPERTY OF THE SECTION

and the company of the second second

e de la companya del companya de la companya de la companya del companya de la companya del companya de la companya de la companya de la companya de la companya del companya de la companya del companya de la companya de la companya de la companya de la companya del companya de la companya d

A second of the expectation of the days of the action of the expectation of the expect

The second of th

A second content of the content o

DINI DOCUMENT

NOW THEREFORE, BRIDGEVIEW BANK AND TRUST COMPANY, as Trustee under Trust Agreement No. 1-1031 dated May 28, 1981 as the legal title holder heretofore described, and for the purposes above set forth, declares that the described lot shall be hereinafter part of the described condominium and subject to the declaration, by-laws, condominium property, and Condominium Property Act of the State of Illinois as set forth in said declaration and Act.

ARTICLE II DESCRIPTION OF UNITS

The units located on the property are delineated on the survey, referred to herein and attached hereto as "Exhibit A" and legally described as Units nos.1-WEST, 2-WEST, 3-WEST, 1-EAST, 2-EAST, AND 3-EAST, AND GARAGE UNITS NOS. P-1 WEST, P-2 WEST, P-3 WEST P-1 EAST, P-2 EAST, AND P-3 EAST, on the parcel legally described as:

Lot 106 in Cherry Creek South Subdivision Phase III, being a Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

It is understood that each unic consists of the space enclosed or bounded by the horizontal and vertical planes set forth and identified as a unit in the delineation thereof in Exhibit "A". The number or symbol of such unit followed by the legal description of the Property, as shown on Exhibit "A". Except as provided by the Act, no unit owner shall, by deed, plat or otherwise, subdivide or in any other manner cause the unit to be separated into any tracts or parcels different from the whole unit as shown on Exhibit "A"

ARTICLE III ADD ON CONDOMINIUM

The Developer and the Declarant have an interest in or otherwise controls the development of additional real estate in the subdivision as described herein and hereby expressly reserve the right for themselves and their agents and assignees the right to add to this condominium declaration following submission to the Act additional property for a ten year period but ending July 30, 1995. Py addition of said property from time to time the percentage interests of the unit owners' as set forth herein and as may be set forth in subsequent amended declarations will be reallocated and changed upon setting forth lesser percentage interests in the common elements at the time of recording an amended plat in accordance with the provisions the Act, together with an amendment to the Declaration. Each unit owner irrevocably consents to such amendments as may be required for the Add-On Condominium without any requirement that their approval or the approval of the Board of Managers be first obtained, provided said Add-On complies with the requirements of the Act.

The described premises for the add on may include the following described premises:

Lots 68, 69, 77, 79, 80, 82, 84, 85, 92, 95, 101,105 and 106, in Cherry Creek South Subdivision Phase III, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

is the property of the experience of the property of the prope range believe the first and around the same at March 1995 and the same of the and the first of the first of the Market Court of the Cou and the enter frequency at manager to him appropriate fire and appropriate free and appropriate to the specific Company and the first the second of the second seco

$-13^{\circ} + 1.5 + 122^{\circ} \times$ STORUS SERVICES CONTRACTOR

on the report of the control of the state of the control of the co

ing grand 1990 - And the control of

Commission of the en de la Principal and the problem grant to the control of the control and the second section of the particle for an experience of the first

ARTECULA LLE 301-1012/02/20 A February

-/0/4'S O///C in alle in the transport to an increasing the community of the analysis of and garden have winnight to end was to built the contract by the last error en la compacta espera gare parafrer acciona de la escribilità de la yak bergin den militer di katalograf og takt styrkligere den den størreg styrke, og et e Sentre og en styrke og en styrke og en grenne ett en betyrke en en A Carlotte Market But State Of Section and the section of the secti (a) A substitution of the substitution of t

who have expressed the section appearance there were annexed appearance to enne etter i til til gjulde liddelfatte och i territyriske i friktig och i fill i fil

pakenta in a dinamenta ya menyiki kili kili m

with the first figure of the state of the st and the CAN and the control of the section of the particular of the section of th Country District Country till a contract to the contract of the country of the contract of the country of the contract of the

- (b) The following examples of changes in percentage interests in given by way of illustration assuming that the condominium consists of the hypothetical number of EIGHTY FOUR units, and the percentage interest is thereby reallocated. Voting of the unit owners and allocation of the common expenses wherein percentages apply, will be in accordance with the modified percentages upon completion of each add-on. The Board of Managers in office at the time of the add-ons shall complete their terms until the next scheduled election to be conducted in accordance with the terms of the Declaration, taking into account the total number of unit owners in the development in the election procedure.
 - (c) EXAMPLES OF SHIFTS IN PERCENTAGE INTERESTS AFTER REALLOCATIONS:

NUMBER OF UNITS 6 12 18 24 48 60 84

PERCENTAGES 13.50 6.750 4.50 3.3750 1.68750 1.470 .61111

GARAGE UNITS

PERCENTAGES 2.00 1.00 .6669-.66672 .500 .250 .200 .08333

- (d) The additional land to be odded may be added without limitation and its boundaries shall be determined by lot dimensions as described in the plat of Subdivision of Cherry Creek South Subdivision Phase III.
- (e) The add on if completed will include as many as fourteen buildings, each having six condominium units. The architecture and construction is intended to be compatible in style and materials.
- (f) That in the event of a resale of a condominium unit the purchaser of a unit from a seller than the developer pursuant to an installment contract for purchase shall during such times as he or she reside in the unit be counted toward a quorum for purposes of election of members of the board of managers at any meeting of the unit owners called for purposes of electing members of the board of managers and to be elected to and serve on the board of managers in less the seller expressly retains in writing any or all of such rights.

ARTICLE IV EXONERATION OF TRUSTEE

This Declaration is executed by the TRUSTEE aforesaid, and not personally, in the exercise of the power and authority conferred upon and vested in it as such Trustee, It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that the Trustee as aforesaid, and not personally has joined in the execution of this Declaration for the sole purpose of subjecting the titleholding interest and the trust estate under the said Trust Number to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth to be kept or performed and discharged by the beneficiaries under said Trust, or their successors, and not by the TRUSTEE either personally, or as such Trustee, to sequester trust assets, rentals, avails or proceeds of any kind or otherwise to see to the fullfillment or discharge of any obligations, express or implied, arising under the terms of this agreement, except where said Trustee is

acting pursuant to direction as provided by the terms of said Trust Number after

A first content of the distance of the content of t

541 56 of 81 24 3 highly 14 highly

TELLS OF LOST SERVE ON A CONTROL OF FRANCE OF SERVENTS

Grave, cor. Cir. Sec. Tebb. Glab, 68.7 - Alas - Electrica e -

the long and thoughts desided a safet and the long of a common of the library and the common of the long of the lo

A constitution of the four accessors to require the second of the constitution of the

MARINE IV. Paradeliana kanangangan

A proprieta de la completa de la compléta de la compléta de la completa del completa del completa de la completa del la completa de la completa de la completa del la completa de la completa de la completa del la completa de la completa de la completa del la completa della completa del

and the professional base to compare was guide (were the first that the end of the contract of

7098632

UNOFFICIAL, COPY . . .

the Trustee has first been supplied with funds required for the purpose. In the event of conflict between the terms of this paragraph and of the remainder of the Declaration of any question of apparent liability or obligation resting upon said Trustee, the exculpatory provisions hereof shall be controlling.

IN WITNESS WHEREOF, the said as Trustee as aforesaid and not individually, has caused its name to be signed to these presents by its Vice President and attested by its Trust Officer.

ATTEST Const Officer Vice-Presid

DATED February 5 ,1987

STATE OF ILLINOIS) S
COUNTY OF COOK)

I, THE UNDERSIGNED a Notery Public in and for said County in the State aforesaid, do hereby certify that Marle A. Arnold ,Vice-President of and Edwing Gaskin ,Trast Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such DULY AUTHORIZED OFFICERS respectively appeared before me this day in person and acknowledged that they signed, and delivered the said instrument as their own free and voluntary act of said Bank, for the uses and purposes therein set forth; and UNDERSIGNED OFFICER did also then and there acknowledge that as custodian of the Corporate Seal of said Bank, did affix the said Corporate Seal of said Bank to said instrument as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 5th DAY of February, 1987.

Commission Expires: May 29, 1990

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THOMAS F. COURTNEY
THOMAS F. COURTNEY, & ASSOCIATES, P.C.
ATTORNEYS AT LAW
7000 WEST 127TH STREET
PALOS HEIGHTS, ILLINOIS 60463

CALL CONCERNING ANY QUESTIONS TO 312-448-6545

THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PREPARER.

Application of the control of the cont

en de la companya del companya del companya de la companya del la companya de la

Control of the Contro

and the Holden terms of th

Sametal and in a section of the same of the contract of the co

DEMON PERMIT

. Was a second of the second o

andrough (no chuid an an an Aireannach an Aireannach an Aireannach an Aireannach an Aireannach an Aireannach Aireannach an Aireannach a

Mineral Court of the Court of t

રક્ષા) નક્ષાનન (૧ જક જેલ્લોલન મેજે જાય છે છે. તેમ છે જ

ingueso ermango excercie del galanda condecada er elebendo en la cultura de la companya de companya de la com

FEB 19 1007

RESTATEMENT OF AMENDED PER-CENTAGE INTERESTS OF UNITS OF RECORD AND ADD-ON UNIT IN COMMON ELEMENTS EXHIBIT "B" TO AMENDED DECLARATION OF CONDOMINIUM

UNIT NUMBERS

PERCENTAGE INTEREST

8100 W. 168TH PLACE DECLARATION OF CONDOMINIUM

J-west	
11134	1.47000
	1.27000
· · · · · · · · · · · · · · · · · · ·	1.47000
2- EAS1	1.47000
3- WEST	1.47000
3- EAST	1.47000

16813 S. 81ST AVE. FIRST A ENDMENT

1- SOUTH		
		1.47000
1- NORTH	0/	1.47000
2- SOUTH	T	
2- NORTH		1.47000
	('	1.47000
3- SOUTH		
3- NORTH	O_{λ}	1.47000
n- MOUTH		1.47000

16807 S. 81ST AVE. SECOND AMENDMENT

3- SOUTH 3- NORTH	1.47000 1.47000 1.47000
07 S. 81ST AVE. SECOND AMENDMENT	
1-South 1-North 2-South 2-North 3-South 3-North	1.47000 1.47000 1.47000 1.47000 1.47000
8 W. 169TH STREET THIRD AMENDMENT	
1-West 1-East 2-West	1.47000 1.47000

8158 W. 169TH STREET THIRD AMENDMENT

1-West	1 47000
1-EAST	1.47000
2-WEST	1.47000
	1,47000
2-EAST	1.47000
3-West	· · · · ·
3-east	1.47000
- -	1.47000

16825 S. 81ST COURT FOURTH AMENDMENT

1-SOUTH	7 47000
1-NORTH	1.47000
2-SOUTH	1.47000
	1.47000
2-NORTH	1.47000
3-SOUTH	
3-NORTH	1.47000
- 1,01,21,	1.47000

FER 19 Ker

TO SEE THE TEST OF THE PROPERTY OF THE PROPERTY OF THE Company of the state of the Sta Edicin Standing Man Continue & Total (1998) 2007-FIL N. 1811-1815 THE STREET OF SECURISHING TO SECURISH AS A SEC 400 CARAGRAS TRACE CON MARCH AND , tam - i 1. 1. 1. 1. 1. 500XL-3 nentt.1 00085.1 300000 00001.1 09034,1 11(10)778 - 1. ()()()()()() 1,47666 BROWN L mar. J B. W. Cak William ! 88673.1 现以100mm :00MS. 1.00 T • 5 400 T • 5 march. Will Co.

16825 C 010m avm	,
16825 S. 81ST AVE. FIFTH AMEN	DMENT
1-West	
1-EAST	1.47000
2-WEST	1.47000
2-EAST	1.47000
3-WEST	1.47000
3-FAST	1.47000
	1.47000
8106 W. 168TH PLACE SIXTH AMENDME	יתטוני
A STATE OF THE PARTY OF THE PAR	#14
1-WEST	1,47000
1-Past	1,47000
2-WZ%r	1,47000
2-East	1,47000
3-West	1.47000
3-EAST	1.47000
8145 W. 168TH PLACE SEVENTH AME	NDMENT
1-WEST	1.47000
1-FAST	1.47000
2-WEST	1,47000
2-EAST	1.47000
3-WEST	1.47000
3-EAST	1.47000
16837 C 0100 NVD DTGT	1.47000 1.47000 1.47000 1.47000 1.47000
16837 S. 81ST AVE. EIGHT AMENDMEN	<u>r</u>
1-south	
1-NORTH	1,4700)
2-SOUTH	1.47000
2-NORTH	1.47000
3-SOUTH	1.47000
3-NORTH	1,47000
J 101111	1.47000
16838 S. 81ST AVE. NINTH AMENDMEN	
STATE TRADE	<u> </u>
1-SOUTH	1,47000
1-NORTH	1,47000
2-SOUTH	1,47000
2-NORIH	1,47000
3-SOUTH	1.47000
3-NORTH	1.47000
8124 W. 169TH STREET TENTH AMEND	MENT
· · · · · · · · · · · · · · · · · · ·	
1-West	1,47000
1-EAST	1.47000
2-West	1.47000
2-East	1.47000
3-West	1.47000
3-east	1.47000
	T-4/UUU
_	

	TO MORE TO THE	esse verb en errett
Carrent		(Sept. 1941)
HR Wall		
Chitt, E. J.	•	Str. 3
65,4 E.	•	
$Q(a, \{\}, \})$		
		1000
	Maakkan 1900.	1.89 () 表数(1) M (1.33)
<i>v</i> . €\$5.		
111		
1 1		
APPEAR Francia		ed. ·
egata.i	· · · · · · ·	engs in a second of the second
e urottali	•	San San
Ox		The great in the
	A CONTRACTOR AND	
		294 1
	-	
		70 e e e
《中国人》	C	罗德美洲名
FRACE OF	+ Coya	en e
6,895a. F		HOUSE AND A
1414 7. 3		
	C	/
to the second	•	4
		',0
	i gara daga kepelah berawa da malah da kabupaten da menanggan dan penanggan da menanggan da menanggan da menang	
	,	
争的意思。上		HILL CO
000775		
100 E 1 1		138
$(e^{i\phi_{1}})^{-1}\circ 2e^{i\phi_{2}}\circ$		1.2
1		
		The second
		an about the gaps
Orași i		
$\{\{i,j,k\}\}$		
On The		•
201 Post		90.0
ten j		
1.0		A Section 1
		* * *

Media Media Media Media

UNOFFICIAL COPY 8 8 8 8 8 8

8100 W. 16	GARAGE STH PLACE COND	UNIT NUI	MBER DECLARATION
------------	--------------------------	----------	---------------------

P-1 EAST	
P-1 WEST	-20000
P-2 EAST	-20000
P-2 WEST	.20000
P-3 EAST	•20000
P-3 West	-20000
_	.20000

16813 S. 81ST AVE. FIRST AMENDMENT

2-1 NORTH	
NORTH	+20000
P-I ORIH	20000
P-1 50078	20000
P-2 SOUTH	.20000
P-3 SOUTE	.20000
0.5	-20000

16807 S. 81ST AVE.

P-1 NORTH		
P-2 NORTH	0/	.20000
P-3 NORTH	4	-20000
P-1 SOUTH	' (20000
P-2 SOUTH		-20000
P-3 SOUTH	0,	20000
		20000

8158 W. 169TH STREET THIRD AMENDMENT

P-1 WEST		
P-2 WEST		.20050
P-3 WEST		.20000
P-1 EAST		.20000
P-2 EAST		.20000
P-3 EAST		.20000
·00=		.20000
825 S. 81ST AVE.	FOURTH AMENDMENT	
P-1 NORTH		
P-2 NORTH		.20000
P-3 NORTH		. 20000

16825 S. 81ST AVE.

P-1 NORTH	
P-2 NORTH	.20000
P-3 NORTH	•20000
P-1 SOUTH	-20000
P-2 SOUTH	.20000
P-3 SOUTH	.20000
	.20000

16825 S. 81ST AVENUE FIFTH AMENDMENT

		- Tr. T13	WATER IN	
P-1 WES	T			
P-1 FAS	T			.20000
P-2 WES	r			.20000
P-2 EAST	[.20000
P-3 WEST				.20000
P-3 EAST	,			20000
		-7-		-20000

with the property of the second

only or in Garage William.

Port Contraction year and c000%. 010001. 010001.

56. OC. rengali.

Color of

 $F_{i,j}^{k}(r_{i,j},R_{i,j}^{k}) \leq \varepsilon_{i,k}$ 6/30°. $\lim_{n\to\infty} |x_n(x)| \leq \epsilon_n$ $\mathcal{L}_{AB}^{(p)}(Y^{(p)})_{i,j}$ Salar of M. 30 67. " Million of the CARRY ... $\Im \Omega \mathbb{C}^{r_1P}.$

UNOFFICIAL COPY 9 8 3 3 2

101.5 15.72				٠., ٠.,	4
	8106 W. 168TH	PLACE STYTU AND			
(A)	P-1 WEST	PLACE SIXTH AMEN	DMENT		
i Quality The state of the stat	P-1 Each		2000	.	
전 강시 영 :	P-2 WEST P-2 EAST		.2000(.2000(
[] (2000년) 1987년 - 1일 - 1	P-3 West		.20000)	
.	P-3 EAST		-20000		
	8145 W. 160m -		.20000 .20000		
	8145 W. 1681H PL	ACE SEVENTH AMEN	DMENT		
, *	P-1 WEST				
•	P-1 EAST 2-2 WEST		.20000		
	er 2 East		-20000		
	P-3 ELGI		·20000 ·20000		
1,			.20000		
	16837 S. 815T A'E	EIGHT AMENDMENT	-20000		
	P-1 NORTH	WINDWIND WIND			
	P-2 NORTH	Co	20000		
	P-3 NORTH	0/	-20000 -2000 0		
	P-1 South P-2 South	τ_{\circ}	•2000 <u>0</u>		
	P-3 SOUTH	C	.20000 .20000		
	16838 S. 81ST AVE.		20000		
		VINIH AMENDMENT) LEPT	TO 1 RECORDING	t no
	P-1 NORTH P-2 NORTH		17633.	32 FM2	\$33 /17/87 11:24:0
	ביוק אס ציין		·50000 #816	SOK COUNTY RECORD	-0784 11:26:0
	P-1 SOITE		.20000 .20000 .20000 .20000	DOK COUNTY RECORD)ER
	P-2 SOUTH P-3 SOUTH		20000		
			.20000		
	8124 W 16000 -		-20000	OFFICO	
	8124 W. 169TH STREET	TENTH AMENDMENT		10	
	P-1 WEST			6	
	P-2 WEST P-3 WEST		.20000		
	P-1 Easy		•2000 0	α	<u> </u>
	P-2 EAST		,2000 0 ,2000 0	<u>ب</u>	i D
	P-3 EAST		•2000 0	Ĭ.	5
			-2000 0	87098632	?
<u> </u>	~ · · ·		_	, and the second	ś
20	1 2000		100000	X)
70	Carried 1			בממם	•
	W V			870986	3.? 9

-8-

And Clarks Office

SERVICE SERVICE

WATER.

3000