

UNOFFICIAL COPY

1 9 1 1 2 3 0 9

FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
HIDDEN LAKE ESTATES CONDOMINIUM

88142209

This Amendment to Declaration made this 13th day of
January, 1988, by the Board of Managers of the Hidden
Lake Estates Condominium Association.

W I T N E S S E T H

WHEREAS, by the Declaration of condominium Ownership (the
"Declaration") for Hidden Lake Estates Condominium ("Condominium"),
recorded in the Office of the Recorder of Deeds of Cook County,
Illinois on April 29, 1980 as Document No. 25439399, certain
property was submitted to the provisions of the Illinois
Condominium Property Act (the "Act"); and

WHEREAS, by the First Amendment to the Declaration, recorded
in the Office of the Recorder of Deeds of Cook County, Illinois on
July 2, 1981 as Document No. 25925710, certain Additional Land was
submitted to the provisions of the Act; and

WHEREAS, by the Second Amendment to the Declaration, recorded
in the Office of the Recorder of Deeds of Cook County, Illinois on
January 27, 1983 as Document No. 26486473, certain Additional Land
was submitted to the provisions of the Act; and

WHEREAS, by the Third Amendment to the Declaration, recorded
in the Office of the Recorder of Deeds of Cook County, Illinois on
August 14, 1984 as Document No. 27213863, the Declaration was
amended so as to provide that voting shall be on the basis of one
(1) vote per unit; and

88142209

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

86142209

WHEREAS, on April 30, 1987, a Judgment For Specific Performance was entered in the case entitled Hidden Lake Estates Condominium Association, Inc. vs. Palos Bank and Trust Company, et al., in the Circuit Court of Cook County, Illinois, Case No. 84 CH 10362, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1987 as Document No. 87231072, pursuant to which the property legally described in Exhibit "A" attached hereto ("Development Area") was required to be submitted to the Act as part of the Condominium; and

WHEREAS, on October 28, 1987, a Judgment was entered in the case entitled Board of Managers of the Hidden Lake Estates Condominium Association, Inc. vs. Capitol Federal Savings and Loan Association, et al., in the Circuit Court of Cook County, Illinois, Case No. 86 CH 9164, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 28, 1987 as Document No. 87581613, pursuant to which a Board Resolution amending the Declaration was approved and confirmed by the Court; and

WHEREAS, pursuant to the Judgment entered in Case No. 86 CH 9164, the Declaration was amended so as to provide that the provisions of the Declaration could be amended by the affirmative vote of not less than two-thirds (2/3) of the unit owners voting on the amendment; and

WHEREAS, the Board and not less than two-thirds (2/3) of the unit owners in the Condominium desire to amend Section 4(c) of the Declaration so as to provide that the obligation to maintain and

86142209

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

3 1 1 4 2 2 0 9

repair the limited common elements shall be imposed upon the unit owners.

NOW, THEREFORE, the parties hereto do hereby amend the Declaration as follows:

1. Section 4(c) of the Declaration shall be amended so as to read as follows:

"Maintenance and repair of the common elements, limited common elements, and the units. Each unit owner shall be responsible for and shall furnish at his own expense all of the upkeep, maintenance, repair and replacement within his own unit and to the limited common elements appurtenant to his unit, provided that if such limited common elements are appurtenant to more than one unit, the cost of any such upkeep, maintenance, repair and replacement shall be shared equally by the owners of the units appurtenant to such limited common elements. In the event of any dispute between the owners of adjoining units concerning the upkeep, maintenance, repair and replacement of limited common elements appurtenant to such units, such dispute shall be resolved by the Board, and the decision of the Board shall be controlling.

Maintenance, repair, management and operation of the common elements, except the limited common elements, shall be the responsibility of the Association and the expenses for such maintenance, repair, management and operation shall be assessed to the unit owners in accordance with a respective percentage of unit ownership as set forth in Exhibit "B" to the Declaration, as amended from time to time".

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and acknowledged on the day and year first above written.

INSTRUMENT PREPARED BY:

Richard C. Jones Jr.
Dardick & Denlow
737 N. Michigan Ave.
Chicago, Illinois 60611

86142209

UNOFFICIAL COPY

EXECUTION BY BOARD MEMBERS 2 2 9

The undersigned, being all the members of the Board of Managers of the Hidden Lake Estates Condominium Association, do hereby join in the execution of this Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Hidden Lake Estates Condominium.

Dated this 13 day of January, 1988.

Lawrence Wolfe
Kenneth G. Mah
Sue Kay Kubler
John J. [illegible]

[illegible]
[illegible]
[illegible]

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a notary public in and for the County of Cook and State of Illinois, DO CERTIFY that the above-named individuals, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Board Members, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of January, 1988.

[illegible]
Notary Public

My Commission expires:

7-11-89

86142209

UNOFFICIAL COPY

EXECUTION BY UNIT OWNERS

1 2 2 0 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

[Signature]

7 W. Lucas Drive

Palos Hills, Illinois

Unit 7

[Signature]

3 W. Lucas Drive

Palos Hills, Illinois

Unit 3

[Signature]

11 W. Lucas Drive

Palos Hills, Illinois

Unit 14

[Signature]

2 Lucas Drive

Palos Hills, Illinois

Unit 1

[Signature]

2 Lucas Drive

Palos Hills, Illinois

Unit 1

88142209

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2014-01-01

EXECUTION BY TRUST OWNERS

SIGNATURE(S)

ADDRESS(ES)

Unit 43

Unit _____

Unit _____

Unit

Unit

88142209

UNOFFICIAL COPY

EXECUTION BY UNIT OWNERS 2 2 3 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

Alfred Schenck

36 Lucas Drive

Charlotte W. Everhardt

36 Lucas Drive

Unit 36

Unit _____

Unit _____

Unit _____

Unit _____

18142209

UNOFFICIAL COPY

EXECUTION BY UNIT OWNERS 1 2 2 0 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

[Signature]

30 Lucas

[Signature]

Palos Hills, Illinois

[Signature]

Unit 29

29 E. [Signature]

[Signature]

Palos Hills, Illinois

Patricia Kochalka 2/3/88

Unit 24

45 Lucas Drive

[Signature]

Palos Hills, Illinois

John S. Warden 2/3/88

Unit 45

46 Lucas Drive

[Signature]

Palos Hills, Illinois

John Olson 2/3/88

Unit 46

40 Lucas Drive

Arthur [Signature] 2/3/88

Palos Hills, Illinois

Unit 40

86142209

UNOFFICIAL COPY

UNIT 14

EXECUTION BY UNIT OWNERS 2 2 0 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

[Handwritten Signature]

ADDRESS(ES)

4 Lucas Drive

Palos Hills, Illinois

Unit *4*

Unit _____

Unit _____

Unit _____

Unit _____

88142209

UNOFFICIAL COPY

EXECUTION BY UNIT OWNERS 1 2 2 0 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

Mr. & Mrs. Susan

ADDRESS(ES)

44 Ruess Dr.

Palos Hills

Unit 44

Unit _____

Unit _____

Unit _____

Unit _____

88142209

UNOFFICIAL COPY

EXECUTION BY UNIT OWNERS 1 2 3 4 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

Robert Thompson

16 Lucas Drive

Park Hills, Illinois

Unit 16

David Miller

27 Lucas Drive

Park Hills, Illinois

Unit 27

Kevin Smith

29 Lucas Dr

Deborah Smith

Unit 39

Unit

Unit

88142209

UNOFFICIAL COPY

EXECUTION BY UNIT OWNERS 1 2 2 3 9

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

Dennis Shewong

25 Lucas Drive

Palos Hills, Illinois

Unit 25

Sue Kay Huber

23 Lucas Drive

Palos Hills, Illinois

Unit 23

Lawrence Wolfe

15 Lucas Dr.

Palos Hills, Illinois

Unit 15

John D. Dwyer

5 Lucas Dr.

Palos Hills, Illinois

Unit 5

John J. Dwyer

6 W. Lucas Dr.

Palos Hills, Illinois

Unit 6

88142209

UNOFFICIAL COPY

8 8 1 4 2 2 0 9

LEGAL DESCRIPTION

That part of the West half of the Northwest Quarter of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian lying Northwesterly of the North Reserve Line of the Calumet Feeder Canal and lying Westerly of a 50.00 feet wide strip dedicated for Highway purposes by Document No. 18627365, (excepting from the foregoing described parcel of Real Estate, the North 450.00 feet of the West 600.00 feet thereof).

and

That part of the East half of the Northeast Quarter (except the West 925.01 feet thereof) and except the East 224.87 feet of the North 503.00 feet thereof) of Section, Township 37 North, Range 12, East of the Third Principal Meridian, lying North of the North Reserve line of the Calumet Feeder Canal, all in Cook County, Illinois.

423.60

Permanent Index Numbers: 23-33-100-010
23-33-220-027

145373 TRAN 4928 04/06/88 14:06:00
00223 C *-88-142209
COOK COUNTY RECORDER

88142209

-88-142209

23 00
6 copies
mll

UNOFFICIAL COPY

Property of Cook County Clerk's Office



08.883

10-7830

00:00:00 10:00:00 00:00:00 00:00:00

00:00:00 10:00:00 00:00:00 00:00:00

00:00:00 10:00:00 00:00:00 00:00:00

RICHARD C. Jones

DARICK F DENLOW

737 N. MICHIGAN AVE STE 1250

CHICAGO, IL. 60611