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TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR WESTRIDGE TOWNHOMES CONDOMINIUM ASSOCIATION

95.00

THIS TWELFTH AMENDMENT made and entered into this 26th day of April, 1988, by LaSalle National Bank, not individually or personally, but solely as Trustee under Trust Agreement dated June 11, 1985 and known as Trust No. 109858 (hereinafter referred to as the "Declarant");

W I T N E S S E T H :

WHEREAS, by a Declaration of Condominium Ownership dated October 1, 1986 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 86452160, and re-recorded in said Office as Document No. 86506027, as amended by a First Amendment dated January 13, 1987 and recorded in said Office as Document No. 87039417, by a Second Amendment dated February 12, 1987 and recorded in said Office as Document No. 87100116, by a Third Amendment dated March 4, 1987 and recorded in said Office as Document No. 87196448, by a Fourth Amendment dated April 17, 1987 and recorded in said Office as Document No. 87230128, by a Fifth Amendment dated June 17, 1987 and recorded in said Office as Document No. 87331224, by a Sixth Amendment dated July 2, 1987 and recorded in said Office as Document No. 87388055, by a Seventh Amendment dated August 3, 1987 and recorded in said Office as Document No. 87460741, by an Eighth Amendment dated September 1, 1987 and recorded in said Office as Document No. 87513315, by a Ninth Amendment dated October 19, 1987 and recorded in said Office as Document No. 87583596, by a Tenth Amendment dated November 10, 1987 and recorded in said Office as Document No. 87617886, and by an Eleventh Amendment dated March 1, 1988 and recorded in said Office as Document No. 88110799 (said Declaration, as amended, is hereinafter referred to as the "Declaration"), the Declarant submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act"); and

WHEREAS, the Declaration reserves to the Declarant the right to add-on and annex to the Property (as such term is defined in the Declaration) and thereby add to the condominium created by the Declaration all or any portion of the Future Development Parcel (as such term is defined in the Declaration and legally described on Exhibit C therein): and

WHEREAS, the Declarant now desires to so annex and add to the Property and submit to the provisions of the Act and the Declaration certain real estate described in Exhibit A-12 attached hereto (the "Additional Parcel"), which Additional Parcel is a portion of the Future Development Parcel.

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

- 1. The Additional Parcel is hereby added-on and annexed to the Property and is hereby submitted to the provisions of the Act as a part of the condominium in accordance with, and shall be deemed to be governed in all respects by, the terms and provisions of the Declaration.

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2. Exhibit A-11 of the Declaration is hereby amended by deleting said Exhibit A-11 and substituting therefor each and every document referred to in Schedule 1 attached thereto and made a part thereof as new Exhibit A to the Declaration.

3. Exhibit B-11 of the Declaration is hereby amended by deleting said Exhibit B-11 and substituting therefor Exhibit B-12 which is attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby amended and adjusted to the percentages set forth in Exhibit B-12 which is attached hereto.

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

Anything in this Amendment to Declaration to the contrary notwithstanding, each and all of the representations, covenants, undertakings and agreements of the Trustee, while in form purporting to be the representations, covenants, undertakings and agreements of the Trustee, are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings or agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein. This Amendment to Declaration is executed and delivered by the Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against LASALLE NATIONAL BANK, either individually or as Trustee on account of this Amendment to Declaration or on account of any representation, covenant, undertaking or agreement of the Trustee contained in this Amendment to Declaration, either expressed or implied, all such personal liability, if any, being expressly waived and released by all the unit owners and by all persons claiming by, through or under any such unit owners.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed by its ^{Assistant} Vice President and its corporate seal to be affixed and attested by its Assistant Secretary this 21st day of April, 1988.

LASALLE NATIONAL BANK, as Trustee
as aforesaid and not personally

By: [Signature]
Assistant Vice President

Attest:

[Signature]
Assistant Secretary

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SCHEDULE 1

<u>Document</u>	<u>Date Recorded in Recorders Office of Cook County, Illinois</u>	<u>Recording No.</u>
Exhibit A	October 2, 1986 and re- recorded October 29, 1986	86452160 86506027
Exhibit A-1	January 21, 1987	87039417
Exhibit A-2	February 20, 1987	87100116
Exhibit A-3	April 14, 1987	87196448
Exhibit A-4	April 30, 1987	87230128
Exhibit A-5	June 17, 1987	87331224
Exhibit A-6	July 14, 1987	87388093
Exhibit A-7	August 20, 1987	87460741
Exhibit A-8	September 21, 1987	87513315
Exhibit A-9	October 29, 1987	87583596
Exhibit A-10	November 18, 1987	87617886
Exhibit A-11	March 17, 1988	88110799
Exhibit A-12	Attached hereto and recorded herewith	

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EXHIBIT A-12

SURVEY OF UNITS

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EXHIBIT B-12

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

Building	Dwelling	Stage 11*	Minimum Percentage**
1	1 A Right	0.6083%	0.4801%
1	1 B Right	0.8073%	0.6368%
1	1 C Right	0.8211%	0.6477%
1	1 D Right	0.6837%	0.5394%
1	1 D Left	0.6820%	0.5371%
1	1 C Left	0.8194%	0.6454%
1	1 B Left	0.8056%	0.6345%
1	1 A Left	0.6066%	0.4778%
2	2 A Right	0.6066%	0.4778%
2	2 B Right	0.8056%	0.6345%
2	2 C Right	0.8194%	0.6454%
2	2 C Left	0.8194%	0.6454%
2	2 B Left	0.8056%	0.6345%
2	2 A Left	0.6066%	0.4778%
3	3 A Right	0.6066%	0.4778%
3	3 B Right	0.8056%	0.6345%
3	3 C Right	0.8194%	0.6454%
3	3 C Left	0.8194%	0.6454%
3	3 B Left	0.8056%	0.6345%
3	3 A Left	0.6066%	0.4778%
4	4 A Right	0.6066%	0.4778%
4	4 B Right	0.8056%	0.6345%
4	4 C Right	0.8194%	0.6454%
4	4 C Left	0.8194%	0.6454%
4	4 B Left	0.8056%	0.6345%
4	4 A Left	0.6066%	0.4778%
5	5 A Right	0.6066%	0.4778%
5	5 B Right	0.8056%	0.6345%
5	5 D Right	0.6820%	0.5371%
5	5 D Left	0.6820%	0.5371%
5	5 B Left	0.8056%	0.6345%
5	5 A Left	0.6066%	0.4778%
6	6 A Right	0.6066%	0.4778%
6	6 B Right	0.8056%	0.6345%
6	6 C Right	0.8194%	0.6454%
6	6 C Left	0.8194%	0.6454%
6	6 B Left	0.8056%	0.6345%
6	6 A Left	0.6066%	0.4778%
7	7 A Right	0.6066%	0.4778%
7	7 B Right	0.8056%	0.6345%
7	7 C Right	0.8194%	0.6454%
7	7 C Left	0.8194%	0.6454%
7	7 B Left	0.8056%	0.6345%
7	7 A Left	0.6066%	0.4778%
8	8 A Right	0.6066%	0.4778%
8	8 B Right	0.8056%	0.6345%
8	8 B Left	0.8056%	0.6345%
8	8 A Left	0.6066%	0.4778%
9	9 A Right	0.6066%	0.4778%
9	9 B Right	0.8056%	0.6345%
9	9 C Right	0.8194%	0.6454%
9	9 C Left	0.8194%	0.6454%
9	9 B Left	0.8056%	0.6345%
9	9 A Left	0.6066%	0.4778%
10	10 A Right	0.6066%	0.4778%
10	10 B Right	0.8056%	0.6345%
10	10 C Right	0.8194%	0.6454%
10	10 D Right	0.6820%	0.5371%
10	10 D Left	0.6820%	0.5371%
10	10 C Left	0.8194%	0.6454%
10	10 B Left	0.8056%	0.6345%
10	10 A Left	0.6066%	0.4778%

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11	11 A Right	0.6066%	0.4778%
11	11 B Right	0.8056%	0.6345%
11	11 C Right	0.8194%	0.6454%
11	11 C Left	0.8194%	0.6454%
11	11 B Left	0.8056%	0.6345%
11	11 A Left	0.6066%	0.4778%
12	12 A Right	0.6066%	0.4778%
12	12 B Right	0.8056%	0.6345%
12	12 C Right	0.8194%	0.6454%
12	12 C Left	0.8194%	0.6454%
12	12 B Left	0.8056%	0.6345%
12	12 A Left	0.6066%	0.4778%
14	14 C Right	0.8194%	0.6454%
14	14 D Right	0.6820%	0.5371%
14	14 D Left	0.6820%	0.5371%
14	14 C Left	0.8194%	0.6454%
13	13 A Right	0.6066%	0.4778%
13	13 B Right	0.8056%	0.6345%
13	13 C Right	0.8194%	0.6454%
13	13 CC Right	0.8194%	0.6454%
13	13 CC Left	0.8194%	0.6454%
13	13 C Left	0.8194%	0.6454%
13	13 B Left	0.8056%	0.6345%
13	13 A Left	0.6066%	0.4778%
15	15 A Right	0.6066%	0.4778%
15	15 B Right	0.8056%	0.6345%
15	15 C Right	0.8194%	0.6454%
15	15 C Left	0.8194%	0.6454%
15	15 B Left	0.8056%	0.6345%
15	15 A Left	0.6066%	0.4778%
17	17 C Right	0.8194%	0.6454%
17	17 D Right	0.6820%	0.5371%
17	17 D Left	0.6820%	0.5371%
17	17 C Left	0.8194%	0.6454%
18	18 A Right	0.6066%	0.4778%
18	18 B Right	0.8056%	0.6345%
18	18 C Right	0.8194%	0.6454%
18	18 C Left	0.8194%	0.6454%
18	18 B Left	0.8056%	0.6345%
18	18 A Left	0.6066%	0.4778%
16	16 C Right	0.8194%	0.6454%
16	16 CC Right	0.8194%	0.6454%
16	16 CC Left	0.8194%	0.6454%
16	16 C Left	0.8194%	0.6454%
19	19 C Right	0.8194%	0.6454%
19	19 CC Right	0.8194%	0.6454%
19	19 CC Left	0.8194%	0.6454%
19	19 C Left	0.8194%	0.6454%
20	20 C Right	0.8194%	0.6454%
20	20 D Right	0.6820%	0.5371%
20	20 D Left	0.6820%	0.5371%
20	20 C Left	0.8194%	0.6454%
21	21 A Right	0.6066%	0.4778%
21	21 B Right	0.8056%	0.6345%
21	21 C Right	0.8194%	0.6454%
21	21 CC Right	0.8194%	0.6454%
21	21 CC Left	0.8194%	0.6454%
21	21 C Left	0.8194%	0.6454%
21	21 B Left	0.8056%	0.6345%
21	21 A Left	0.6066%	0.4778%
22	22 A Right	0.6066%	0.4778%
22	22 B Right	0.8056%	0.6345%
22	22 C Right	0.8194%	0.6454%
22	22 CC Right	0.8194%	0.6454%

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22	22 CC Left	0.8194%	0.6454%
22	22 C Left	0.8194%	0.6454%
22	22 B Left	0.8056%	0.6345%
22	22 A Left	0.6066%	0.4778%
24	24 A Right	0.6066%	0.4778%
24	24 B Right	0.8056%	0.6345%
24	24 B Left	0.8056%	0.6345%
24	24 A Left	0.6066%	0.4778%

		100.0000%	

* This column shows the percentage of ownership interest for each Unit upon completion of the eleventh stage of development. In no event shall any Unit Owner's percentage of ownership interest exceed the percentage shown.

** This column shows the percentage of ownership interest each Unit would have if all planned and contemplated Units were built as, and of the types, presently contemplated. Nothing herein shall be construed to limit the right of the Developer to reduce any Unit Owner's percentage of ownership interest in the Common Elements below the 'Minimum Percentage' shown, so long as such reduction is in accordance herewith and with the Act.

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