

SUPPLEMENT NO. 2 TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND BY-LAWS,
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
RIDGE COVE CONDOMINIUM

THIS SUPPLEMENT NO. 2 TO DECLARATION made and entered into by COLE TAYLOR BANK, not individually, but solely as Trustee under Trust Agreement dated October 19, 1988 and known as Trust No. 4923 ("Trustee").

R E C I T A L S

WHEREAS, on May 31, 1989, the Trustee executed the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants ("Declaration") for Ridge Cove Condominium ("Condominium"), which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 1, 1989 as Document No. 89247735; and

WHEREAS, pursuant to the Declaration, the parcel of real estate legally described in Exhibit "A" attached to the Declaration ("Property") was submitted to the provisions of the Condominium Property Act of the State of Illinois ("Act") as part of the Condominium; and

WHEREAS, by the Declaration, the Trustee reserved the right to submit to the Act as part of the Condominium all or any part of the parcels of real estate legally described in Exhibit "B" attached to the Declaration ("Additional Land"); and

WHEREAS, pursuant to Article XIX of the Declaration, the Trustee reserved the right to add-on and annex to the Property all or any portion of the Additional Land, and in connection therewith to create additional Units and reallocate percentages of interest in the Common Elements; and

WHEREAS, the Trustee executed Supplement No. 1 to the Declaration ("Supplement No. 1"), which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on September 6, 1989 as Document No. 89-416204, pursuant to which the parcel of real estate legally described in Supplement No. 1 to Exhibit "A" to the Declaration ("Supplement No. 1 Added Property") was submitted to the provisions of the Act as part of the Condominium; and

WHEREAS, the Trustee desires to add-on and annex to the Property the parcels of real estate legally described in Exhibit "A" attached hereto ("Supplement No. 2 Added Property"); and

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WHEREAS, the Trustee desires to create Units 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 31B, 32B, 33B, 34B, 35B, 36B, 37B and 38B on the Supplement No. 2 Added Property, as delineated and legally described in the Amended Survey attached hereto, thereby amending Exhibit "D" to the Declaration, and reallocate percentages of interest in the Common Elements, as set forth in Second Amended and Restated Exhibit "C" to the Declaration, which is attached hereto and incorporated herein.

NOW THEREFORE, the Trustee does hereby supplement and amend the Declaration as follows:

1. Terms: The terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

2. The Added Property/Amendment of Exhibit "A": That portion of the Development Area which is delineated and legally described in the Second Amended and Restated Exhibit "A" to the Declaration is hereby added to the Condominium Property and submitted and made subject to the Act as Added Property. Exhibit "A" to the Declaration is hereby amended by adding to and making part of Exhibit "A" the Supplement No. 2 Added Property legally described in the Second Amended and Restated Exhibit "A" attached hereto.

3. The Added Units/Amendment to Exhibit "D": The Survey attached as Exhibit "D" to the Declaration is hereby amended by substituting for Exhibit "D" the Second Amended and Restated Exhibit "D", which is attached hereto and incorporated herein. Exhibit "D", as hereby amended and supplemented, identifies each Added Unit in the Added Property and assigns to it an identifying symbol.

4. Amendment of Exhibit "C": In order to reflect the addition of the Added Units, the list of Undivided Interest of the Units as shown in Exhibit "C" to the Declaration is hereby amended to be as set forth in the First Amended and Restated Exhibit "C", which is attached hereto and incorporated herein.

5. Amendment to Article I (29) of the Declaration: Paragraph 29 of Article I of the Declaration shall be amended so as to read as follows:

"(29) 'Unit' means a part of the Property designated for any type of independent use, including the Units described in Exhibit "D" to the Declaration as Units 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 31A, 32A, 33A, 34A, 35A, 36A, 37A and 38A, and the Units described in the Second Amended and Restated Exhibit "D" attached hereto as Units 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 31B, 32B, 33B, 34B, 35B, 36B, 37B and 38B ("Dwelling Units"), and the Units

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described in the First Amended and Restated Exhibit "D" attached hereto as Units G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-8, G-9, G-10, G-11 and G-12, ("Garage Parking Units")."

6. Amendment to Article IV of the Declaration: The following Paragraph 5 shall be added to and incorporated in Article IV of the Declaration:

"5. Ownership and Use of Garage Parking Units. The Garage Parking Units are designated as Units G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-8, G-9, G-10, G-11 and G-12, in the First Amended and Restated Exhibit "D" attached hereto and incorporated herein. Except for any Garage Parking Units owned by the Declarant or Developer, the owner of each Garage Parking Unit shall be an owner of a Dwelling Unit. The use of each of the Garage Parking Units shall be restricted to the parking of a single passenger vehicle owned by the owner of the Garage Parking Units and their respective invitees and guests."

7. Conveyance of Additional Common Elements: The Common Elements contained in the Added Property are hereby granted and conveyed to the Unit owners subject to the provisions of the Act and the Declaration.

8. Covenants to Run With Land: The covenants, conditions, restrictions and easements contained in the Declaration, as amended by Supplement No. 1 and this Supplement No. 2, shall run with and bind the Property including the Added Property and the Added Units.

9. Continuation: The terms and provisions of the Declaration, as supplemented and amended hereby, shall continue and remain in full force and effect in accordance with its terms.

10. Trustee's Liability. Anything herein to the contrary notwithstanding, each and all of the representations, covenants, undertakings, warranties, and agreements herein made on the part of the Trustee while in form purporting to be representations, covenants, undertakings, warranties, and agreement of said Trustee are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Trustee or for the purpose or with the intention of binding said Trustee but are made and intended solely in the exercise of the powers conferred upon it as Trustee; and no personal liability or personal responsibility shall be imposed upon or against Trustee on account of this Declaration or any representation, covenant, undertaking, warranty, or agreement of the said Trustee in this Declaration contained, either expressed or implied. The Trustee makes no personal representations as to and shall not be responsible for the existence, location or maintenance of the Property, improvements and chattels herein described, if any.

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IN WITNESS WHEREOF, COLE TAYLOR BANK, not individually, but solely as Trustee under Trust Agreement dated October 19, 1988 and known as Trust No. 4923, has caused this Declaration to be executed on this 1st day of DECEMBER, 1989.

COLE TAYLOR BANK, an Illinois banking corporation, not personally, but as Trustee aforesaid

ATTEST:

Cynthia A. Jones
Assistant Vice President
and Trust Officer

By: *[Signature]*
Assistant Vice President
and Trust Officer

Instrument Prepared By:

Richard C. Jones, Jr.
DARDICK & DENLOW
737 North Michigan Avenue
Suite 1250
Chicago, IL 60611
(312) 944-7900

Property of Cook County Clerk's Office

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**SUPPLEMENT NO. 2 TO EXHIBIT "A" TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND BY-LAWS
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
RIDGE COVE CONDOMINIUM**

THAT PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF STONEY CREEK TERRACE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SAID SECTION 18 AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON AUGUST 4, 1978 AS DOCUMENT NO. 24569353, TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF SOUTHWEST HIGHWAY AS DEDICATED BY INSTRUMENT DATED OCTOBER 17, 1931 AND RECORDED MARCH 12, 1932 AS DOCUMENT NO. 11058752, SAID POINT BEING 266.18 FEET SOUTHWESTERLY OF THE EAST LINE OF SAID LOT 7 AS MEASURED ALONG SAID CENTER LINE WHICH CENTER LINE IS THE ARC OF A CIRCLE OF 6740.701 FEET RADIUS CONVEX TO THE SOUTHEAST; THENCE NORTH 0°-00'-20" WEST 60.74 FEET ALONG A LINE THAT INTERSECTS THE NORTHERLY LINE OF SAID LOT 7 AT A POINT 246.33 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 7 AS MEASURED ALONG SAID NORTHERLY LINE OF LOT 7, SAID NORTHERLY LINE BEING THE CENTER LINE OF THE CALUMET FEEDER FOR ILLINOIS AND MICHIGAN AS DESIGNATED ON THE PLAT OF WALES TOBEY'S SUBDIVISION, TO THE NORTHWESTERLY LINE OF SAID SOUTHWEST HIGHWAY; THENCE NORTH 0°-00'-20" WEST 207.30 FEET, TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE NORTH 0°-00'-20" WEST 108.06 FEET; THENCE NORTH 54°-06'-41" EAST 220.09 FEET; THENCE SOUTH 35°-53'-19" EAST 91.55 FEET; THENCE SOUTH 54°-06'-41" WEST 163.68 FEET; THENCE NORTH 35°-53'-19" WEST 4.00 FEET; THENCE SOUTH 54°-06'-41" WEST 113.74 FEET, TO THE HEREIN DESIGNATED POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

P.T.N 24-18-101-050, -051

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SECOND AMENDED AND RESTATED EXHIBIT "C" TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND BY-LAWS
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
RIDGE COVE CONDOMINIUM

| <u>Unit</u> | <u>Percentage Interest in Common Elements</u> |
|-------------|---------------------------------------------------|
| 11A | |
| 12A | 2.038% |
| 13A | 2.038 |
| 14A | 2.038 |
| 15A | 2.038 |
| 16A | 2.038 |
| 17A | 2.038 |
| 18A | 2.038 |
| 21A | 2.038 |
| 22A | 2.063 |
| 23A | 2.063 |
| 24A | 2.063 |
| 25A | 2.063 |
| 26A | 2.063 |
| 27A | 2.063 |
| 28A | 2.063 |
| 31A | 2.063 |
| 32A | 2.013 |
| 33A | 2.013 |
| 34A | 2.013 |
| 35A | 2.013 |
| 36A | 2.013 |
| 37A | 2.013 |
| 38A | 2.013 |
| G1 | 2.013 |
| G2 | .126 |
| G3 | .126 |
| G4 | .126 |
| G5 | .126 |
| G6 | .126 |
| G7 | .126 |
| G8 | .126 |
| G9 | .126 |
| G10 | .126 |
| G11 | .126 |
| G12 | .126 |
| 11B | .126 |
| 12B | 2.066 |
| 13B | 2.066 |
| 14B | 2.066 |
| 15B | 2.066 |
| 16B | 2.066 |
| | 2.066 |

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