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**TWELFTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
TOWNE PLACE CONDOMINIUM**

89071424

This Twelfth Amendment to that certain Declaration of Condominium Ownership for Towne Place Condominium, Schaumburg, Illinois, recorded with the Recorder of Deeds of Cook County, Illinois on August 2, 1988 as Document No. 88-346044, as amended from time to time (the "Declaration") is executed by American National Bank and Trust Company of Chicago, as Trustee, and not personally, under a Trust Agreement dated October 30, 1987 and known as Trust Number 103887-00 (the "Trustee").

WITNESSETH:

WHEREAS, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois (the "Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, in Article 12 of the Declaration the Trustee reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

WHEREAS, the Trustee, pursuant to Article 12 of the Declaration, desires to annex and add to the "Property" (as defined in the Declaration), add to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A", attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein; and

WHEREAS, the Additional Parcel is a portion of the Future Development Parcel in the Declaration as described in Exhibit "C" thereto; and

WHEREAS, the Additional Parcel is now improved with four (4) apartment buildings, consisting of twenty (20) residential units; and

WHEREAS, the Trustee desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto).

NOW, THEREFORE, American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

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1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.

2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby amended by adding thereto the Plat of Survey, Pages 64 through 71 attached hereto and by this reference made a part hereof.

3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B", attached hereto and by this reference made a part hereof, is substituted in lieu thereof.

4. All the unit owners and mortgage holders, by the Trustee, hereby consent to this Amendment to the Declaration pursuant to the power set forth in Article 2 of the Declaration.

5. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that 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 the representations, covenants, undertakings, warranties, and agreements of the 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 the Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument 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; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against American National Bank and Trust Company of Chicago, or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representation, covenant, undertaking, warranty, or agreement of the Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Trustee makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

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6. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Twelfth Amendment and the Declaration, this Twelfth Amendment shall control.

IN WITNESS WHEREOF, the said American National Bank and Trust Company of Chicago, as Trustee as aforesaid and not individually, has caused its corporate seal to be affixed hereunder and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer this 14th day of February, 1989.

(SEAL)

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee as aforesaid and not personally

ATTEST:

By: _____

Its: _____

Its: _____

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EXHIBIT A

TO TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP OF TOWNE PLACE CONDOMINIUM

LEGAL DESCRIPTION

ADDITIONAL PARCEL

LOTS 49, 50, 54, AND 56 IN TOWNE PLACE UNIT 3, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 88339828 IN COOK COUNTY ILLINOIS.

COMMON ADDRESS: 196-204 Rob Roy Court, Schaumburg, Illinois
206-212 Rob Roy Court, Schaumburg, Illinois
2314-2322 Highland Court, Schaumburg, Illinois
2332-2342 County Farm Lane, Schaumburg, Illinois

PIN: 07-19-100-001
07-19-200-005

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TOWNE PLACE
PHASE 13
BUILDINGS 49, 50, 54 & 56

UNIT	# OF UNITS	UNIT %	EXTENSION
C	25	0.58140%	14.53500%
D	25	0.65512%	16.37800%
E	14	0.73097%	10.22580%
F	23	0.66776%	15.35848%
W1	10	0.40338%	4.02380%
W2	10	0.48660%	4.86600%
X1	10	0.49292%	4.92920%
X2	10	0.49292%	4.92920%
V1	12	0.47607%	5.71284%
V2	12	0.47607%	5.71284%
Z1	12	0.49503%	5.94036%
Z2	12	0.61510%	7.38120%
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	175		100.00000%
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DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR TOWNE PLACE CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

PHASE	BUILDING	DWELLING	PHASE 13	MINIMUM PERCENT	PHASE	BUILDING	DWELLING	PHASE 13	MINIMUM PERCENT
1	68	L-W1	0.40233%	0.13415%	3	55	D-2317	0.65512%	0.21842%
1	68	L-W2	0.48660%	0.16224%	3	55	C-2319	0.58140%	0.19384%
1	68	L-X1	0.49292%	0.16434%	3	55	D-2321	0.65512%	0.21842%
1	68	L-X2	0.49292%	0.16435%	3	55	C-2323	0.58140%	0.19384%
1	68	R-V1	0.47607%	0.15872%	3	55	F-2325	0.66776%	0.22263%
1	68	R-V2	0.47607%	0.15873%					
1	68	R-Z1	0.49503%	0.16505%	4	43	F-148	0.66776%	0.22263%
1	68	R-Z2	0.61510%	0.20508%	4	43	D-150	0.65512%	0.21842%
					4	43	E-152	0.73097%	0.24371%
1	69	L-W1	0.40233%	0.13415%	4	43	D-153	0.65512%	0.21842%
1	69	L-W2	0.48660%	0.16224%	4	43	C-151	0.58140%	0.19384%
1	69	L-X1	0.49292%	0.16434%	4	43	F-149	0.66776%	0.22263%
1	69	L-X2	0.49292%	0.16435%					
1	69	R-V1	0.47607%	0.15872%	4	44	E-147	0.73097%	0.24371%
1	69	R-V2	0.47607%	0.15873%	4	44	E-145	0.73097%	0.24371%
1	69	R-Z1	0.49503%	0.16505%	4	44	C-143	0.58140%	0.19384%
1	69	R-Z2	0.61510%	0.20508%	4	44	F-141	0.66776%	0.22263%
2	66	L-Z1	0.49503%	0.16505%	5	39	F-139	0.66776%	0.22263%
2	66	L-Z2	0.61510%	0.20508%	5	39	C-137	0.58140%	0.19384%
2	66	L-V1	0.47607%	0.15872%	5	39	E-135	0.73097%	0.24371%
2	66	L-V2	0.47607%	0.15873%	5	39	E-133	0.73097%	0.24371%
2	66	R-V1	0.47607%	0.15872%					
2	66	R-V2	0.47607%	0.15873%	5	41	F-131	0.66776%	0.22263%
2	66	R-Z1	0.49503%	0.16505%	5	41	C-132	0.58140%	0.19384%
2	66	R-Z2	0.61510%	0.20508%	5	41	D-134	0.65512%	0.21842%
2	67	L-W1	0.40233%	0.13415%	5	41	E-133	0.73097%	0.24371%
2	67	L-W2	0.48660%	0.16224%					
2	67	L-X1	0.49292%	0.16434%	6	70	R-Z1	0.49503%	0.16505%
2	67	L-X2	0.49292%	0.16435%	6	70	R-Z2	0.61510%	0.20508%
2	67	R-V1	0.47607%	0.15872%	6	70	R-V1	0.47607%	0.15872%
2	67	R-V2	0.47607%	0.15873%	6	70	R-V2	0.47607%	0.15873%
2	67	R-Z1	0.49503%	0.16505%					
2	67	R-Z2	0.61510%	0.20508%	6	71	L-W1	0.40233%	0.13415%
3	53	F-2330	0.66776%	0.22263%	6	71	L-W2	0.48660%	0.16224%
3	53	D-2328	0.65512%	0.21842%	6	71	L-X1	0.49292%	0.16434%
3	53	C-2326	0.58140%	0.19384%	6	71	L-X2	0.49292%	0.16435%
3	53	D-2324	0.65512%	0.21842%	6	71	R-V1	0.47607%	0.15872%
					6	71	R-V2	0.47607%	0.15873%
					6	71	R-Z1	0.49503%	0.16505%
					6	71	R-Z2	0.61510%	0.20508%

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EXHIBIT B
TO

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR TOWNE PLACE CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

STAGE	BUILDING	DWELLING	PHASE 13	MINIMUM PERCENT	STAGE	BUILDING	DWELLING	PHASE 13
=====	=====	=====	=====	=====	=====	=====	=====	=====
7	40	F-131	0.66776%	0.22263%	10	84	L-W1	0.40233%
7	40	C-129	0.58140%	0.19384%	10	84	L-W2	0.48660%
7	40	D-127	0.65512%	0.21842%	10	84	L-X1	0.49292%
7	40	E-125	0.73097%	0.24371%	10	84	L-X2	0.49292%
7	42	C-140	0.58140%	0.19384%	10	84	R-V1	0.47607%
7	42	D-142	0.65512%	0.21842%	10	84	R-V2	0.47607%
7	42	C-144	0.58140%	0.19384%	10	84	R-D1	0.49503%
7	42	F-146	0.66776%	0.22263%	10	84	R-D2	0.61510%
8	72	L-W1	0.40233%	0.13415%	10	85	L-W1	0.40233%
8	72	L-W2	0.48660%	0.16224%	10	85	L-W2	0.48660%
8	72	L-X1	0.49292%	0.16434%	10	85	L-X1	0.49292%
8	72	L-X2	0.49292%	0.16434%	10	85	L-X2	0.49292%
8	72	R-V1	0.47607%	0.15872%	10	85	R-V1	0.47607%
8	72	R-V2	0.47607%	0.15872%	10	85	R-V2	0.47607%
8	72	R-D1	0.49503%	0.16505%	10	85	R-D1	0.49503%
8	72	R-D2	0.61510%	0.20508%	10	85	R-D2	0.61510%
8	73	L-W1	0.40233%	0.13415%	11	47	F-199	0.66776%
8	73	L-W2	0.48660%	0.16224%	11	47	C-197	0.58140%
8	73	L-X1	0.49292%	0.16434%	11	47	D-195	0.65512%
8	73	L-X2	0.49292%	0.16434%	11	47	E-193	0.73097%
8	73	R-V1	0.47607%	0.15872%	11	47	D-191	0.65512%
8	73	R-V2	0.47607%	0.15872%	11	47	F-199	0.66776%
8	73	R-D1	0.49503%	0.16505%	11	46	F-198	0.66776%
8	73	R-D2	0.61510%	0.20508%	11	46	D-190	0.65512%
9	45	F-203	0.66776%	0.22263%	11	46	C-199	0.58140%
9	45	C-205	0.58140%	0.19384%	11	46	D-192	0.65512%
9	45	D-207	0.65512%	0.21842%	11	46	E-194	0.66776%
9	45	E-209	0.73097%	0.24371%	11	46	F-198	0.66776%
9	45	C-201	0.58140%	0.19384%	11	37	L-203	0.40233%
9	45	F-203	0.66776%	0.22263%	11	37	D-204	0.65512%
9	46	F-209	0.66776%	0.22263%	11	37	E-205	0.73097%
9	46	C-207	0.58140%	0.19384%	11	37	F-199	0.66776%
9	46	D-205	0.65512%	0.21842%	11	38	E-122	0.73097%
9	46	C-203	0.58140%	0.19384%	11	38	E-124	0.73097%
9	46	D-201	0.65512%	0.21842%	11	38	C-126	0.58140%
					11	38	F-128	0.66776%

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TO

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PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

STAGE	BUILDING	DWELLING	PHASE IS	MINIMUM PERCENT	STAGE	BUILDING	DWELLING	PHASE IS	MINIMUM PERCENT
12	81	L-01	0.46508%	0.16508%					
12	81	L-02	0.46510%	0.16508%					
12	81	L-V1	0.47617%	0.15372%					
12	81	L-V2	0.47607%	0.15373%					
12	81	R-A1	0.49292%	0.16434%					
12	81	R-A2	0.49292%	0.16435%					
12	81	R-V1	0.40233%	0.13415%					
12	81	R-W2	0.46667%	0.16214%					
12	82	L-W1	0.44233%	0.13415%					
12	82	L-W2	0.46667%	0.16214%					
12	82	L-A1	0.49292%	0.16434%					
12	82	L-A2	0.49292%	0.16435%					
13	49	D-196	0.65512%	0.21842%					
13	49	C-198	0.58140%	0.19384%					
13	49	D-200	0.65512%	0.21842%					
13	49	C-202	0.58140%	0.19384%					
13	49	F-204	0.66776%	0.22263%					
13	50	F-206	0.66776%	0.22263%					
13	50	C-208	0.58140%	0.19384%					
13	50	D-210	0.65512%	0.21842%					
13	50	C-212	0.58140%	0.19384%					
13	54	F-214	0.66776%	0.22263%					
13	54	C-216	0.58140%	0.19384%					
13	54	F-218	0.66776%	0.22263%					
13	54	C-220	0.58140%	0.19384%					
13	54	F-222	0.66776%	0.22263%					
13	54	C-224	0.58140%	0.19384%					
13	54	F-226	0.66776%	0.22263%					
13	54	C-228	0.58140%	0.19384%					
13	54	F-230	0.66776%	0.22263%					
13	54	C-232	0.58140%	0.19384%					
13	54	F-234	0.66776%	0.22263%					
13	54	C-236	0.58140%	0.19384%					
13	54	F-238	0.66776%	0.22263%					
13	54	C-240	0.58140%	0.19384%					
13	54	F-242	0.66776%	0.22263%					
13	54	C-244	0.58140%	0.19384%					
13	54	F-246	0.66776%	0.22263%					
13	54	C-248	0.58140%	0.19384%					
13	54	F-250	0.66776%	0.22263%					
13	54	C-252	0.58140%	0.19384%					
13	54	F-254	0.66776%	0.22263%					
13	54	C-256	0.58140%	0.19384%					
13	54	F-258	0.66776%	0.22263%					
13	54	C-260	0.58140%	0.19384%					
13	54	F-262	0.66776%	0.22263%					
13	54	C-264	0.58140%	0.19384%					
13	54	F-266	0.66776%	0.22263%					
13	54	C-268	0.58140%	0.19384%					
13	54	F-270	0.66776%	0.22263%					
13	54	C-272	0.58140%	0.19384%					
13	54	F-274	0.66776%	0.22263%					
13	54	C-276	0.58140%	0.19384%					
13	54	F-278	0.66776%	0.22263%					
13	54	C-280	0.58140%	0.19384%					
13	54	F-282	0.66776%	0.22263%					
13	54	C-284	0.58140%	0.19384%					
13	54	F-286	0.66776%	0.22263%					
13	54	C-288	0.58140%	0.19384%					
13	54	F-290	0.66776%	0.22263%					
13	54	C-292	0.58140%	0.19384%					
13	54	F-294	0.66776%	0.22263%					
13	54	C-296	0.58140%	0.19384%					
13	54	F-298	0.66776%	0.22263%					
13	54	C-300	0.58140%	0.19384%					

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