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AUG 29 1990

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SUPPLEMENTARY DECLARATION NO. 7

TO

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

'CONDOMINIUMS OF EDELWEISS'

VILLAGE OF PALOS PARK, COOK COUNTY, ILLINOIS

THIS SUPPLEMENTARY DECLARATION NO. 7, is made and entered into by ROYAL ST. JAMES LTD. , an Illinois Corporation, for convenience hereinafter referred to as "Developer":

WITNESSETH THAT:

WHEREAS, the Developer has heretofore established by a Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for "Condominiums of Edelweiss", (hereinafter referred to as "Declaration"), recorded in the office of the Recorder of Deeds, Cook County, Illinois, on February 8, 1988, as Document No. 88057454, the submissions of real estate to the Condominium Property Act of the State of Illinois (the "Act"), said condominium being known as"Condominiums of Edelweiss" (the "Condominium"):

WHEREAS, the Declaration provided in Article XX, Paragraph 30 as follows:

"30. Notwithstanding any other provision of this Declaration and By-Laws, the Developer reserves the right from time to time to record an Amendment, conditionally submitting a Unit or Units to the Declaration and By-Laws. A Unit so conditionally submitted shall be set forth in the Amended Exhibits A, B and C to the Amendment. Conditional submission of a Unit or Units is where the Unit or Units are in a stage of construction sufficient to permit the Plat of the Units (Amended Exhibit A) to be completed but which Units still have significant remaining interior work to be completed in order to become habitable and to become elegible for the issuance of a certificate of occupancy from the Village of Palos Park. A Unit shall be deemed to be unconditionally submitted to the Declaration and the Act when the Certificate of Occupancy from the Village is obtained, and the Developer covenants to record a Supplement to the Declaration, or the Amendment, as the case may be, identifying the Unit or Units which have received Certificates of Occupancy

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This instrument Prepared By:

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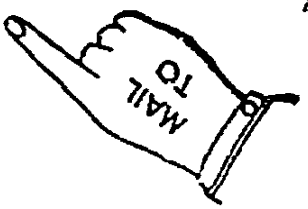
J. F. Capparelli
Post Office Box 426
Palos Park, Illinois 60464
708-448-3364



Address: 8146 Autobahn Drive South
Unit 101 and Unit 202
Palos Park, Illinois
60464 PIN #23 23 416 003
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and which are declared to be unconditionally submitted to the Declaration and the Act from the date of recording the Supplement. If the Developer fails to timely record a Supplement, the Unit shall be deemed as unconditionally submitted from the first to occur of the following events:

(i) the date upon which the Developer leases or rents the Unit:

(ii) the date of closing of a sale of the Unit to a bonda fide purchaser for value:

(iii) the date of issuance by the Village of Palos Park of an occupancy permit for the Unit.

The Developer shall have the unrestricted and absolute right, in the event an occupancy permit is not issued for a Unit or Units previously conditionally submitted to revoke any conditional submissions of that Unit or Units by recording a Supplement to the Declaration so declaring the revocation of the conditional submission. Notwithstanding any other provisions of this Declaration and By-Laws, only unconditionally submitted Units shall be subject to the assessments provided for in Article XVI, and elsewhere in this Declaration. No change, modification or amendment to Article XV shall be effective without the prior written consent of the Developer.

The Unit delineated on the attached Exhibit A is conditionally submitted to the terms of the Declaration with the exception of Units 8146 Autobahn Drive South - Unit 101 and 8146 Autobahn Drive South - Unit 202, which are hereby declared to be unconditionally submitted."

NOW THEREFORE, the Developer, pursuant to the provisions of Article XX, Paragraph 30 of the Declaration, hereby supplements thru this Supplementary Declaration No. 7 the Declaration as follows:

1. The following units are legally described on Exhibit B to the Declaration and hereby declared to be unconditionally submitted to the terms of the Declaration as of the date of the issuance of a Certificate of Occupancy for the units:

Unit 8146-101 and Unit 8146-202 TOGETHER WITH THEIR UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN CONDOMINIUMS OF EDELWEISS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 88057454, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 of SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. This Supplementary Declaration No. 7 shall be effective upon the date of its recording.

IN WITNESS WHEREOF, ROYAL ST. JAMES LTD. an Illinois Corporation

has caused its corporate seal to be affixed hereto and caused its name to be signed in these presents by its president and attested by its secretary this 23rd day of August, 1990.

ROYAL ST. JAMES LTD.

By _____
Joseph F. Capparelli
President

ATTEST:

By _____
Charlotte S. Ausherman
Secretary

(SEAL)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, George C. Ausherman, a notary public in the aforesaid county, in the state aforesaid, do hereby certify that Joseph F. Capparelli, President of Royal St. James Ltd., and Charlotte S. Ausherman, Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, 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 and as the free and voluntary act of said corporation, for the uses and purposes therein set forth and the said secretary then and there acknowledged that she, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of August, 1990.

_____
Notary Public

My Commission expires: 10/17/90

(SEAL)

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CONSENT OF MORTGAGE

OLD KENT BANK, CHICAGO, holder of a mortgage on the property, dated July 5, 1990, and recorded with the Cook County Recorder of Deeds on July 27, 1990, as Document No. 90362106, hereby consents to the execution and recording of the above stated Supplementary Declaration No. 7 to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants.

IN WITNESS WHEREOF, the said OLD KENT BANK, CHICAGO, has caused this instrument to be signed by its duly authorized officers on its behalf, all done in Chicago, Illinois on the 27TH day of AUGUST, 1990.

OLD KENT BANK, CHICAGO

By [signature]
VICE - PRESIDENT

ATTEST:
[signature]
ASSISTANT OFFICER

- -

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

90421630

I, NANCY A. McKINNEY a notary public in and for said county, in the state aforesaid, do hereby certify that ROBERT TIRCO and JAMES WEST, who are personally known to me to be the same persons whose names are subscribed to the above, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act on behalf of OLD KENT BANK, CHICAGO.

Given under my hand and notarial seal this 27TH day of AUGUST, 1990

[signature]
Notary Public

Commission Expires:

" OFFICIAL SEAL "
NANCY A. McKINNEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/18/91