

# UNOFFICIAL COPY

904933450 4 9 3 3 4 5

## TENTH AMENDMENT TO DECLARATION OF

### CONDOMINIUM OWNERSHIP FOR

#### THE LOFTS AT TALBOT'S MILL

This Tenth Amendment to Declaration made and entered into by the Lofts at Talbot's Mill Limited Partnership, an Illinois limited partnership, by Kimball Hill, Inc., its sole general partner ("Declarant").

WHEREAS, by the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 89-579846 ("Declaration"), certain real estate was submitted to the Illinois Condominium Property Act (the "Act"), said condominium being known as the Lofts at Talbot's Mill (the "Condominium"), and

WHEREAS, the Declarant is the legal title holder of and wishes to so annex and add to said Parcel and Property, as those terms are redefined in the Declaration, and therefore submit to the Act as part of the Condominium the following real property (the "Additional Property") as described on Exhibit "A", attached hereto and made a part hereof;

NOW THEREFORE, Declarant as legal title holder of the Property, and for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. The Additional Property is hereby annexed to the Parcel and Property as defined in Article I of the Declaration and is hereby submitted to the provisions of the Act as 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.

2. It is understood that each Unit in the Property consists of the space enclosed or bound by the horizontal and vertical planes set forth in the delineation thereof in Exhibit C. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit C. Exhibit C of the Declaration is hereby amended by the addition of Exhibit C attached hereto.

3. Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to the each Unit described in the said Exhibit D prior to this amendment are hereby reduced to the respective percentages set forth in Exhibit D, as hereby amended.

4. The additional Common Elements are hereby granted and conveyed to the Grantees of the Units heretofore conveyed, all as set forth in the Declaration.

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

90493345

PLAT WITH THIS DOCUMENT

# UNOFFICIAL COPY

9 0 4 9 3 3 4 5

IN WITNESS WHEREOF, Declarant has caused its name to be signed by its President and attested by its Secretary on September 20, 1990.

TALBOT'S MILL  
LIMITED PARTNERSHIP,  
an Illinois limited  
partnership, by Kimball Hill, Inc.,  
its sole general partner.

By: *David K. Hill, Jr.*  
David K. Hill, Jr., President

ATTEST:

*Barbara G. Cooley*  
Barbara G. Cooley, Secretary

AMD:LTM

Property of Cook County Clerk's Office

90493345



## EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE LOFTS AT TALBOT'S MILL

**LEGAL DESCRIPTION:**

THAT PART OF OUT LOT "C" IN TALBOT'S MILL, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1988 AS DOCUMENT NO. 89287944, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF NON-EASEMENT AREA 68 IN SAID OUT LOT "C"; THENCE NORTH 38 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID NON-EASEMENT AREA 68, 88.00 FEET TO THE MOST NORTHERLY CORNER OF SAID NON-EASEMENT AREA 68;

THENCE NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST, 88.00 FEET;  
 NORTH 81 : 55 : 00 : WEST, 92.13 ;  
 NORTH 44 : 00 : 00 : EAST, 47.41 ;

TO AN INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF NON-EASEMENT AREA 69 IN SAID OUT LOT "C"; THENCE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, 82.54 FEET ALONG SAID SOUTHEASTERLY EXTENSION AND SAID SOUTHWESTERLY LINE OF SAID NON-EASEMENT AREA 69 TO THE MOST WESTERLY CORNER OF SAID NON-EASEMENT AREA 69; THENCE NORTH 44 DEGREES 00 MINUTES 00 SECONDS EAST, 92.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID NON-EASEMENT AREA 69 TO THE MOST NORTHERLY CORNER OF SAID NON-EASEMENT AREA 69; THENCE NORTH 08 DEGREES 00 MINUTES 00 SECONDS EAST, 46.63 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF NON-EASEMENT AREA 71 IN SAID OUT LOT "C"; THENCE NORTH 06 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 77.30 FEET TO THE SOUTHWEST CORNER OF SAID NON-EASEMENT AREA 71; THENCE NORTH 62 DEGREES 55 MINUTES 20 SECONDS WEST, 51.93 FEET TO THE MOST EASTERLY CORNER OF NON-EASEMENT AREA 66 IN SAID OUT LOT "C"; THENCE NORTH 56 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID NON-EASEMENT AREA 66, 86.00 FEET TO THE MOST NORTHERLY CORNER OF SAID NON-EASEMENT AREA 66; THENCE SOUTH 34 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID NON-EASEMENT AREA 66, 62.00 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 15 DEGREES 34 MINUTES 04 SECONDS WEST, 25.73 FEET TO THE NORTHERLY LINE OF DEEP CREEK COUNTY; THENCE WESTERLY ALONG SAID LAST DESCRIBED NORTHERLY LINE, BEING A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 54.29 FEET; THENCE NORTH 42 DEGREES 09 MINUTES 32 SECONDS WEST, 38.78 FEET TO THE NORTHEAST CORNER OF NON-EASEMENT AREA 58 IN SAID OUT LOT "C"; THENCE NORTH 76 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID NON-EASEMENT AREA 58, 64.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 62 DEGREES 56 MINUTES 04 SECONDS WEST, 64.00 FEET TO THE NORTHEAST CORNER OF NON-EASEMENT AREA 77 IN SAID OUT LOT "C"; THENCE NORTH 77 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID NON-EASEMENT AREA 77, 62.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 73 DEGREES 58 MINUTES 40 SECONDS WEST, 30.98 FEET TO THE EASTERLY LINE OF OLD CREEK COUNTY; THENCE NORTHWESTERLY ALONG SAID LAST DESCRIBED EASTERLY LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 46.44 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID OLD CREEK COUNTY, BEING A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 43.87 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 08 DEGREES 20 MINUTES 13 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OLD CREEK COUNTY, 51.48 FEET TO THE NORTHERLY LINE OF SAID OUT LOT "C", BEING ALSO THE SOUTHEASTERLY LINE OF TALBOT'S MILL; THENCE NORTHEASTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 286.48 FEET TO THE MOST NORTHERLY CORNER OF SAID OUT LOT "C"; THENCE SOUTH 81 DEGREES 34 MINUTES 25 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID OUT LOT "C", BEING ALSO THE SOUTHWESTERLY LINE OF OLD MILL LANE, 33.74 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUT LOT "C", BEING A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 200.00 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUT LOT "C", BEING A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 383.12 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID OUT LOT "C", BEING A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 575.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 234.60 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID OUT LOT "C", BEING A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 287.34 FEET; THENCE NORTH 10 DEGREES 00 MINUTES 10 SECONDS WEST, 67.36 FEET TO THE PLACE OF BEGINNING.

Property

Office

20240315

# UNOFFICIAL COPY

ALSO 9 0 4 9 3 3 4 5

THAT PART OF OUTLOT "C" IN TALBOT'S MILL, AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF NON-EASEMENT AREA 79 IN SAID OUTLOT "C"; THENCE NORTH 42 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID NON-EASEMENT AREA 79, 86.00 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 32 DEGREES 20 MINUTES 07 SECONDS EAST, 23.51 FEET TO THE SOUTHERLY LINE OF OLD CREEK COURT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF OLD CREEK COURT, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 89.44 FEET; THENCE SOUTH 49 DEGREES 13 MINUTES 13 SECONDS EAST, 29.90 FEET TO THE SOUTHWEST CORNER OF NON-EASEMENT AREA 77 IN SAID OUTLOT "C"; THENCE SOUTH 77 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID NON-EASEMENT AREA 77, 82.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 62 DEGREES 29 MINUTES 46 SECONDS EAST, 63.47 FEET TO THE SOUTHWEST CORNER OF NON-EASEMENT AREA 58 IN SAID OUTLOT "C"; THENCE SOUTH 76 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID NON-EASEMENT AREA 58, 82.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 82 DEGREES 05 MINUTES 13 SECONDS EAST, 25.77 FEET TO THE WESTERLY LINE OF DEEP WOOD COURT; THE FOLLOWING 5 COURSES ARE ALONG SAID WESTERLY LINE OF DEEP WOOD COURT; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 2.66 FEET TO A POINT OF REVERSE CURVATURE IN SAID WESTERLY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE CONVEX EASTERLY, HAVING A RADIUS OF 40.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 29.41 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 275.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 104.46 FEET TO A POINT OF REVERSE CURVATURE IN SAID WESTERLY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE CONVEX EASTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 104.34 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 06 DEGREES 31 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE,

CONT.

BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 28.26 FEET TO A CORNER OF SAID OUTLOT "C"; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF OLD MILL LANE, BEING A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 52.82 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 69 DEGREES 27 MINUTES 48 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID OLD MILL LANE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 35.06 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID OLD MILL LANE, BEING A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF (6.8) FEET TO A POINT OF REVERSE CURVATURE IN THE EASTERLY LINE OF PARK BOULEVARD; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PARK BOULEVARD, BEING A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 490.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 107.45 FEET; THENCE NORTH 51 DEGREES 19 MINUTES 38 SECONDS EAST, 84.40 FEET TO THE SOUTHWEST CORNER OF NON-EASEMENT AREA 56 IN SAID OUTLOT "C"; THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID NON-EASEMENT AREA 56, 62.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 11 DEGREES 47 MINUTES 22 SECONDS EAST, 57.14 FEET TO THE SOUTHWEST CORNER OF NON-EASEMENT AREA 57 IN SAID OUTLOT "C"; THENCE NORTH 70 DEGREES 03 MINUTES 25 SECONDS WEST, 52.75 FEET TO THE SOUTHEAST CORNER OF NON-EASEMENT AREA 78 IN SAID OUTLOT "C"; THENCE SOUTH 48 DEGREES 01 MINUTES 05 SECONDS WEST, 89.46 FEET TO THE NORTHWEST CORNER OF NON-EASEMENT AREA 58 IN SAID OUTLOT "C"; THENCE SOUTH 38 DEGREES 29 MINUTES 47 SECONDS WEST, 89.23 FEET TO THE NORTHEASTERLY LINE OF PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF PARK BOULEVARD, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 23.94 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARK BOULEVARD, BEING A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 695.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 102.46 FEET; THENCE NORTH 44 DEGREES 00 MINUTES 38 SECONDS EAST, 31.17 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

90-190345

# UNOFFICIAL COPY

9 0 4 9 3 3 4 3

10th (57)

EXHIBIT D  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE LOFTS AT TALBOT'S MILL

(Undivided Interests)

<u>Unit</u>	<u>Undivided</u> <u>Interest</u>	<u>Unit</u>	<u>Undivided</u> <u>Interest</u>
54-1	.01794%	71-1	.01552%
54-2	.01518	71-2	.01552
54-3	.01794	71-3	.01659
54-4	.01518	71-4	.01659
56-1	.01518	72-1	.01659
56-2	.01794	72-2	.01659
56-3	.01518	72-3	.01552
56-4	.01794	72-4	.01552
57-1	.01518	73-1	.01518
57-2	.01794	73-2	.01794
57-3	.01518	73-3	.01518
57-4	.01794	73-4	.01794
59-1	.01552	74-1	.01659
59-2	.01552	74-2	.01659
59-3	.01659	74-3	.01552
59-4	.01659	74-4	.01552
66-1	.01518	75-1	.01552
66-2	.01794	75-2	.01552
66-3	.01518	75-3	.01659
66-4	.01794	75-4	.01659
68-1	.01659	76-1	.01659
68-2	.01659	76-2	.01659
68-3	.01552	76-3	.01552
68-4	.01552	76-4	.01552
69-1	.01794	78-1	.01794
69-2	.02169	78-2	.01794
69-3	.02169	78-3	.01518
69-4	.01518	78-4	.01518
70-1	.01518		100.000%
70-2	.02170		
70-3	.02170		
70-4	.01794		

00463315