

UNOFFICIAL COPY

9 0 5 0 0 9 5 0

90500950

90500950

OCT 12 1990

SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND COVENANTS FOR
HUNTINGTON SQUARE TOWNHOME CONDOMINIUM

This declaration made and entered into this 4th day of October, 1990
by the Cole Taylor Bank, as Trustee under Trust Agreement dated
and known as Trust Number 90-311, and not individually, for convenience
hereinafter referred to as the "Trustee";

WITNESSETH

DEPT-01 RECORDING \$36.50
T43333 TRAN 8275 10/12/90 11:48:00
43004 + C *--90-500950
COOK COUNTY RECORDER

Whereas, by a Declaration of Condominium ("the Declaration") recorded
in the office of the Recorder of Deeds of Cook County, Illinois, as Document
Number 90041324, the Trustee submitted certain real estate to the
provisions of the Illinois Condominium Property Act ("Act"); and

Whereas, the Declaration reserves to the Developer (as defined in the
Declaration) the right to annex and add to the Parcel and Property (as defined
in the Declaration) and thereby add to the condominium created by the
Declaration all or any portion of the additional land (as defined in the
Declaration); and

Whereas, the Trustee at the direction of the Developer now desires
to so annex and add to said Parcel and Property and submit to the provisions
of the Act and the Declaration certain real estate (the "Additional Property"),
described in Exhibit "A" attached hereto, which Additional Property is a
portion of said additional land;

PLAT WITH THIS DOCUMENT

First American Title Co 1000

Property of Cook County Clerk's Office

90500950

UNOFFICIAL COPY

00000000

00000000

00000000

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

9 0 5 0 0 9 5 0

Now, therefore, the Trustee does hereby amend the Declaration as follows

1. That Additional Property is hereby annexed to the Parcel and Property as defined in the Declaration, as 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 of the Declaration

2. Exhibit "A" of the Declaration is hereby amended by adding thereto the units and space hereby created.

3. Exhibit "C" of the Declaration is hereby amended by substituting therefore the Exhibit "C" which is attached hereto. The percentage of ownership in the common elements appurtenant to each unit is hereby shifted to the percentage set forth in the Exhibit "C" which is attached hereto.

4. Exhibit "B" of the Declaration is hereby amended by substituting therefore the Exhibit "B" which is attached hereto.

5. The additional common elements annexed by this instrument are hereby granted and conveyed to the grantee of all units, including the grantees of units heretofore conveyed, all as set forth in the Declaration.

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

In witness whereof, the Cole Taylor Bank as Trustee as aforesaid

90500950

UNOFFICIAL COPY

and not personally. has caused its corporation seal to be affixed
hereunto and caused its name to be signed by its duly authorized officers
this day of October, 1990.

Cole Taylor Bank, as Trustee
aforesaid and Not Personally

By: Phyllis L. Linton
Vice President

Attest: Nancy E. Hesse
Assistant Secretary

Exoneration provision restricting any liability of
Cole Taylor Bank stamped on the reverse side
hereof or attached hereto is hereby expressly
made a part hereof.



This instrument prepared by, and after recording, return to:

Mr. Dan Harness

T.M.K. Development Co.

2275 Nalf Day Road

Barrackburn, IL 60015

Property of Cook County Clerk's Office

90500950

UNOFFICIAL COPY

EXCULPATORY CLAUSE

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said 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 said 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 Cole Taylor Bank or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

COLE TAYLOR BANK

Property of Cook County Clerk's Office

10/11/2009

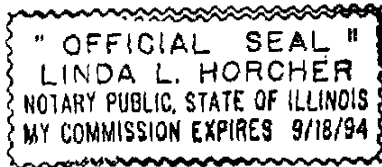
UNOFFICIAL COPY

9 0 5 0 0 9 5 0

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Linda L. Horcher, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Phyllis Lindstrom, Vice President, of COLE TAYLOR BANK and Nancy E. Gleeson, Assistant Secretary of said Bank, personally, known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary, did also then and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of October, 1990.



[Handwritten Signature]
Notary Public

Clerk's Office

90500950

UNOFFICIAL COPY

Property of Cook County Clerk's Office

302700220

UNOFFICIAL COPY

EXHIBIT B

9 0 5 0 0 9 5 0

LEGAL DESCRIPTION OF UNIT

UNIT 901-977 IN HUNTINGTON SQUARE TOWNHOME CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

ADDRESS	LEGAL DESCRIPTION
901 ALSO KNOWN AS	UNIT 1 - AREA 1 - PHASE 1 (AS DESCRIBED BELOW)
903 "	UNIT 2 - AREA 1 - PHASE 1 "
905 "	UNIT 3 - AREA 1 - PHASE 1 "
907 "	UNIT 4 - AREA 1 - PHASE 1 "
909 "	UNIT 5 - AREA 1 - PHASE 1 "
911 "	UNIT 6 - AREA 1 - PHASE 1 "
931 "	UNIT 1 - AREA 2 - PHASE 1 "
933 "	UNIT 2 - AREA 2 - PHASE 1 "
935 "	UNIT 3 - AREA 2 - PHASE 1 "
937 "	UNIT 4 - AREA 2 - PHASE 1 "
941 "	UNIT 1 - AREA 3 - PHASE 1 "
943 "	UNIT 2 - AREA 3 - PHASE 1 "
945 "	UNIT 3 - AREA 3 - PHASE 1 "
947 "	UNIT 4 - AREA 3 - PHASE 1 "
949 "	UNIT 5 - AREA 3 - PHASE 1 "
951 "	UNIT 6 - AREA 3 - PHASE 1 "
961 "	UNIT 1 - AREA 4 - PHASE 2 "
963 "	UNIT 2 - AREA 4 - PHASE 2 "
965 "	UNIT 3 - AREA 4 - PHASE 2 "
967 "	UNIT 4 - AREA 4 - PHASE 2 "
969 "	UNIT 5 - AREA 4 - PHASE 2 "
971 "	UNIT 1 - AREA 5 - PHASE 2 "
973 "	UNIT 2 - AREA 5 - PHASE 2 "
975 "	UNIT 3 - AREA 5 - PHASE 2 "
977 "	UNIT 4 - AREA 5 - PHASE 2 "
972 "	UNIT 1 - AREA 6 - PHASE 3 "
974 "	UNIT 2 - AREA 6 - PHASE 3 "
976 "	UNIT 3 - AREA 6 - PHASE 3 "

PHASE 1:

BEING DESCRIBED AS FOLLOWS: LOT 2, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 2 THAT IS 125.00 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 47 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 226.00 FEET; THENCE NORTH 42 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 77.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 88.75 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 44 SECONDS WEST, BEING RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 160.43 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 194.85 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 47 DEGREES 45 MINUTES 17 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 42 DEGREES 15 MINUTES 45 SECONDS WEST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 371.73 FEET TO THE POINT OF BEGINNING; IN HUNTINGTON SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED OCTOBER 19, 1987 AS DOCUMENT NO. 87562632 IN COOK COUNTY, ILLINOIS.

90500950

UNOFFICIAL COPY

9 0 5 0 0 9 5 0

PHASE 2

THAT PART OF LOT 2, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 2 THAT IS 125 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 47 DEGREES 44 MINUTES 15 SECONDS WEST A DISTANCE OF 226.00 FEET; THENCE NORTH 42 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 77.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 88.75 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18 DEGREES 40 MINUTES 44 SECONDS WEST, BEING RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 160.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 194.85 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 47 DEGREES 45 MINUTES 17 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 42 DEGREES 15 MINUTES 45 SECONDS WEST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 119.02 FEET; THENCE NORTH 47 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 51.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 186.13 FEET TO THE POINT OF BEGINNING; IN HUNTINGTON SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1987 AS DOCUMENT NO. 87562632 IN COOK COUNTY, ILLINOIS.

PHASE 3

THAT PART OF LOT 2, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 2 THAT IS 125.00 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 47 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 226.00 FEET; NORTH 42 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 77.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 49.29 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED CURVE, A DISTANCE OF 225.60 FEET; THENCE SOUTH 47 DEGREES 44 MINUTES 15 SECONDS EAST TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 51.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 THAT IS 119.02 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 42 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 126.36 FEET; THENCE NORTH 47 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 219.10 FEET TO THE POINT OF BEGINNING, IN HUNTINGTON SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1987 AS DOCUMENT NO. 87562632 IN COOK COUNTY ILLINOIS.

UNOFFICIAL COPY

9 0 5 0 0 9 5 0

EXHIBIT C

UNIT NUMBER	PERCENTAGE INTEREST
901	3.57
903	3.57
905	3.57
907	3.57
909	3.57
911	3.57
931	3.57
933	3.57
935	3.57
937	3.57
941	3.57
943	3.57
945	3.57
947	3.57
949	3.57
951	3.57
961	3.57
963	3.57
965	3.57
967	3.57
969	3.57
971	3.57
973	3.57
975	3.57
977	3.57
972	3.57
974	3.57
976	3.61

	100.00%

Property of Cook County Clerk's Office

90500950

36.00
6 copies
MLL

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10200229

11/1/20