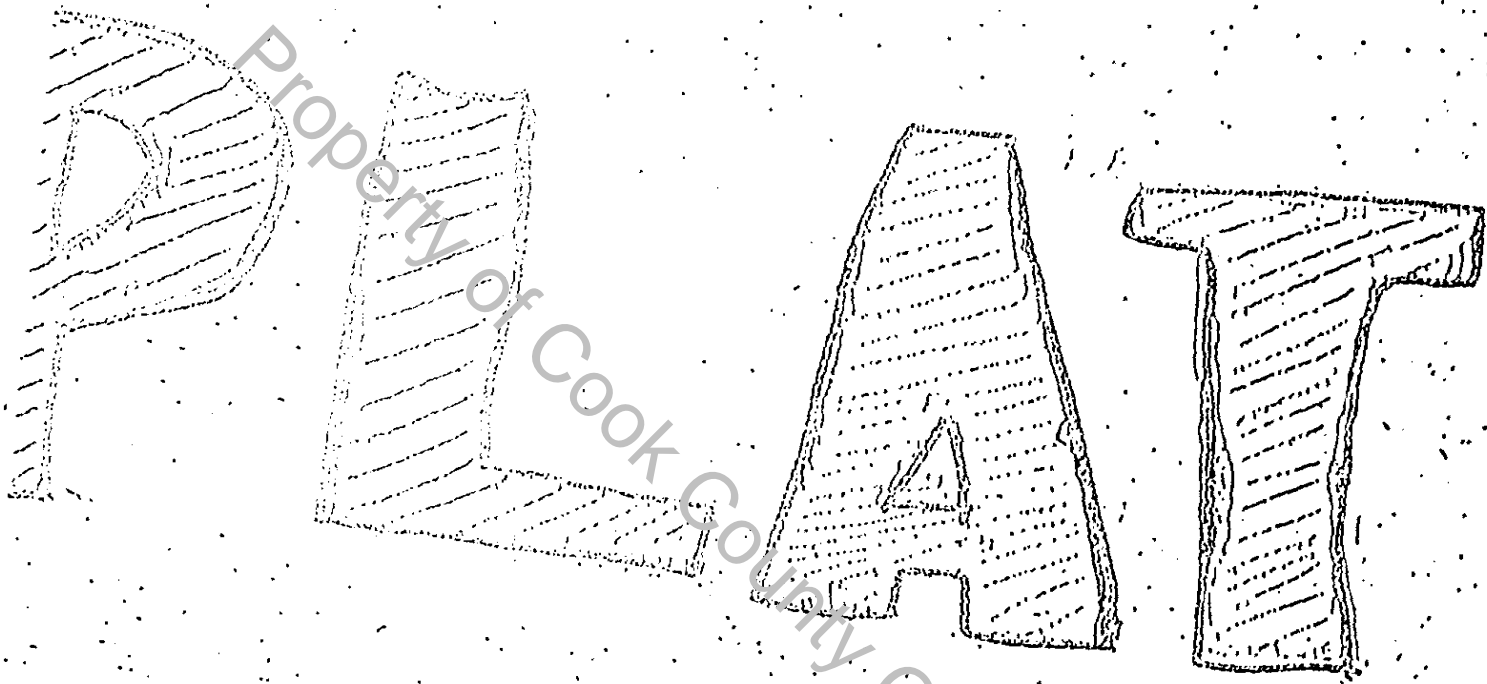


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SEVENTH AMENDMENT TO DECLARATION OF

CONDOMINIUM OWNERSHIP FOR

DEPT-01 RECORDING

\$51.50

THE COUNTRY HOMES AT TALBOT'S MILL 1111 TRAM 3579 12/19/90 15:03:00

6597 * A *-90-616761

COOK COUNTY RECORDER

This Seventh Amendment to Declaration made and entered into by the 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. 89587109 ("Declaration"), certain real estate was submitted to the Illinois Condominium Property Act (the "Act"), said Condominium being known as the Country Homes 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 purposes 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 Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each Unit described in the said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.

MAIL WITH THIS DOCUMENT

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IN WITNESS WHEREOF, Declarant has caused its name to be signed by its President and attested by its Secretary on December 5, 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

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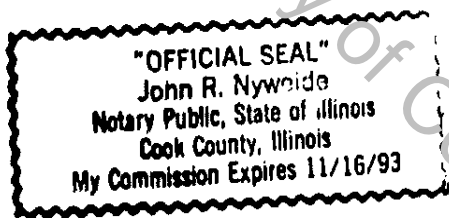
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, John R. Nyweide, a Notary Public in and for Cook County, Illinois, DO HEREBY CERTIFY that David K. Hill, Jr., as President of Kimball Hill, Inc. and Barbara G. Cooley, as Secretary, thereof 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 acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 5th day of December, 1990.



SEAL

John R. Nyweide
Notary Public

My commission expires 11/16/93

This instrument was prepared by and
MAIL AFTER RECORDING to:

John R. Nyweide,
HILL, VANSANTEN, STEADMAN & SIMPSON
7000 Sears Tower
Chicago, IL 60606

(312) 876-0200

PROPERTY INDEX NO. : 08-31-400-049 TO 053

LPTSTM.AMD



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Property of Cook County Clerk's Office

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EXHIBIT A

OF 616761

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE COUNTRY HOMES AT TALBOT'S MILL

The legal description of the Additional Property as defined
in the Declaration:

LEGAL DESCRIPTION:

THAT PART OF OUTLOT "D" 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, 1989 AS DOCUMENT NO. 8927954, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF NON-EASEMENT AREA NO. 92 IN SAID OUTLOT "D"; THENCE SOUTH 25 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID NON-EASEMENT AREA 92, 142.00 FEET TO THE MOST WESTERLY CORNER OF SAID NON-EASEMENT AREA 92; THENCE SOUTH 38 DEGREES 05 MINUTES 46 SECONDS WEST, 14.10 FEET TO THE NORTHEASTERLY CORNER OF NON-EASEMENT AREA 91 IN SAID OUTLOT "D"; THENCE SOUTH 76 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID NON-EASEMENT AREA 91, 82.51 FEET; THENCE NORTH 13 DEGREES 30 MINUTES 00 SECONDS WEST, 62.09 FEET TO THE SOUTHEASTERLY CORNER OF NON-EASEMENT AREA 89 IN SAID OUTLOT "D"; THENCE NORTH 11 DEGREES 26 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID NON-EASEMENT AREA 89, 73.00 FEET TO THE NORTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 89; THENCE NORTH 22 DEGREES 19 MINUTES 48 SECONDS WEST, 30.04 FEET TO THE SOUTHEASTERLY LINE OF SPRING CREEK COURT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID SPRING CREEK COURT, BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 149.15 FEET (THE CHORD OF SAID ARC BEARS NORTH 03 DEGREES 32 MINUTES 34 SECONDS WEST, 113.61 FEET); THENCE NORTH 15 DEGREES 14 MINUTES 40 SECONDS EAST, 34.40 FEET TO THE SOUTHEASTERLY CORNER OF NON-EASEMENT AREA 86 IN SAID OUTLOT "D"; THENCE NORTH 12 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID NON-EASEMENT AREA 86, 73.00 FEET TO THE NORTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 86; THENCE SOUTH 77 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID NON-EASEMENT AREA 86, 116.00 FEET TO THE NORTHWESTERLY CORNER OF SAID NON-EASEMENT AREA 86; THENCE SOUTH 80 DEGREES 08 MINUTES 55 SECONDS WEST, 40.58 FEET TO THE MOST NORTHERLY CORNER OF NON-EASEMENT AREA 85 IN SAID OUTLOT "D"; THENCE SOUTH 47 DEGREES 38 MINUTES 46 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID NON-EASEMENT AREA 85, 142.00 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 72 DEGREES 45 MINUTES 13 SECONDS WEST, 123.44 FEET TO THE WESTERLY LINE OF SAID OUTLOT "D", BEING ALSO THE EASTERLY LINE OF PARK BOULEVARD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF PARK BOULEVARD, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 740.00 FEET, AN ARC DISTANCE OF 146.38 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 22 DEGREES 54 MINUTES 47 SECONDS WEST, 146.14 FEET); THENCE NORTHERLY ALONG SAID EASTERLY LINE OF PARK BOULEVARD, BEING A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 400.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 388.75 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 00 DEGREES 44 MINUTES 16 SECONDS WEST, 373.63 FEET); THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARK BOULEVARD, BEING A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 56.38 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 24 DEGREES 06 MINUTES 46 SECONDS EAST, 56.36 FEET); THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 35.19 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 61 DEGREES 27 MINUTES 06 SECONDS EAST, 32.36 FEET); THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 174.50 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 185.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 259.66 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 61 DEGREES 32 MINUTES 05 SECONDS EAST, 238.86 FEET);

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THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 365.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 73.31 FEET TO THE NORTHERLY LINE OF LITTLE FALLS COURT (THE CHORD OF SAID ARC BEARS SOUTH 27 DEGREES 04 MINUTES 46 SECONDS EAST, 73.19 FEET); THENCE SOUTH 53 DEGREES 14 MINUTES 21 SECONDS WEST ALONG SAID NORTHERLY LINE OF LITTLE FALLS COURT, 66.73 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LITTLE FALLS COURT, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 256.69 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 85 DEGREES 55 MINUTES 17 SECONDS WEST, 242.99 FEET); THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 274.29 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 12 DEGREES 21 MINUTES 45 SECONDS EAST, 90.61 FEET); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX NORTHERLY, 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 44.77 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 68 DEGREES 28 MINUTES 40 SECONDS EAST, 42.16 FEET); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 225.80 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 76 DEGREES 45 MINUTES 41 SECONDS EAST, 219.51 FEET); THENCE NORTH 53 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 66.73 FEET TO THE EASTERLY LINE OF SAID OUTLOT "D", BEING ALSO THE WESTERLY LINE OF TALBOIS LANE IN SAID TALBOT'S MILL; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 104.64 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 48 DEGREES 54 MINUTES 04 SECONDS EAST, 104.28 FEET); THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 315.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 430.57 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 17 DEGREES 57 MINUTES 18 SECONDS EAST, 397.83 FEET); THENCE SOUTH 21 DEGREES 12 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "D", BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT 1.47 FEET; THENCE NORTH 68 DEGREES 47 MINUTES 47 SECONDS WEST, 20.17 FEET TO THE MOST EASTERLY CORNER OF SAID NON-EASEMENT AREA 92; THENCE NORTH 64 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID NON-EASEMENT AREA 92, 73.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF OUTLOT "E" 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, 1989 AS DOCUMENT NO. 89287964, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF NON-EASEMENT AREA 108 IN SAID OUTLOT "E"; THENCE NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID NON-EASEMENT AREA 108, 73.00 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 74 DEGREES 08 MINUTES 15 SECONDS EAST, 18.38 FEET TO THE EASTERLY LINE OF SAID OUTLOT "E"; THENCE SOUTH 15 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 115.37 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 50 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 43.36 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF NON-EASEMENT AREA 110 IN SAID OUTLOT "E"; THENCE SOUTH 39 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID NON-EASEMENT AREA 110 AND SAID LINE EXTENDED, 95.98 FEET TO THE MOST WESTERLY CORNER OF SAID NON-EASEMENT AREA 110; THENCE SOUTH 39 DEGREES 57 MINUTES 21 SECONDS WEST, 22.15 FEET TO THE SOUTHWESTERLY LINE OF SAID OUTLOT "E"; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "E", BEING A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 315.00 FEET, AN ARC DISTANCE OF 157.89 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "E", BEING A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 235.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 55.20 FEET; THENCE NORTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "E", BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 29.27 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 58 SECONDS EAST, 30.62 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT D 616761

TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE COUNTRY HOMES AT TALBOT'S MILL (Undivided Interests)

<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>
87-1	.00887%	98-1	.01193%
87-2	.00832	98-2	.00990
87-3	.01093	98-3	.01098
87-4	.01098	98-4	.01093
87-5	.00990	98-5	.00832
87-6	.01193	98-6	.00887
88-1	.00887	99-1	.01193
88-2	.00832	99-2	.00990
88-3	.01098	99-3	.01098
88-4	.01098	99-4	.01093
88-5	.00990	99-5	.00832
88-6	.01193	99-6	.00887
93-1	.00887	100-1	.01193
93-2	.00832	100-2	.00990
93-3	.01093	100-3	.01098
93-4	.01098	100-4	.01093
93-5	.00990	100-5	.00832
93-6	.01193	100-6	.00887
93-7	.00832		
93-8	.00887	101-1	.00887
94-1	.00887	101-2	.00832
94-2	.00832	101-3	.01093
94-3	.01098	101-4	.01098
94-4	.01098	101-5	.00990
94-5	.00990	101-6	.01193
94-6	.01193	101-7	.00832
94-7	.00832	101-8	.00887
94-8	.00887		
95-1	.01193	102-1	.00887
95-2	.00990	102-2	.00832
95-3	.01098	102-3	.01093
95-4	.01093	102-4	.01098
95-5	.00832	102-5	.00990
95-6	.00887	102-6	.01193
		102-7	.00832
		102-8	.00887
96-1	.01193		
96-2	.00990	103-1	.01193
96-3	.01098	103-2	.00990
96-4	.01093	103-3	.01098
96-5	.00832	103-4	.01093
96-6	.00887	103-5	.00832
		103-6	.00887
97-1	.00887		
97-2	.00832	104-1	.00887
97-3	.01093	104-2	.00832
97-4	.01098	104-3	.01093
97-5	.00990	104-4	.01098
97-6	.01193	104-5	.00990
		104-6	.01193
		109-1	.00887
		109-2	.00832
		109-3	.01093
		109-4	.01098
		109-5	.00990
		109-6	.01193
		109-7	.00832
		109-8	.00887
			1.0000%

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