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THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE INDIAN RIDGE LAKES CONDOMINIUM

PLAT WITH THIS DECLARATION

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1990 JUN -5 PM 2:34

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THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED SHOULD BE MAILED TO:

Irwin E. Leiter, Esq.
LAW OFFICES OF IRWIN E. LEITER
2211 York Road
Suite 311
Oak Brook, Illinios 60521
(708) 573-0460

ADDRESS OF PROPERTY COVERED BY AMENDMENT: 6332 JOLIET ROAD, INDIAN HEAD PARK, ILLINOIS

PERMANENT REAL ESTATE INDEX NO.:
18-20-100-064
18-20-100-065
18-20-100-066
18-20-100-067
18-20-100-068
18-20-100-069
18-20-100-070
18-20-100-071
18-20-100-072

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BOX 333 90262997

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE INDIAN RIDGE LAKES CONDOMINIUM

THIS AMENDMENT to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Indian Ridge Lakes Condominium (hereinafter referred to as the "Amendment") is executed by Heritage Pullman Bank and Trust Company, as Trustee under Trust Agreement dated August 9, 1984, and known as Trust No. 71-81941, and not personally, Heritage Pullman Bank and Trust Company, as Trustee under Trust Agreement dated August 24, 1983 and known as Trust No. 71-81890, and not personally; Heritage Pullman Bank and Trust Company, as Trustee under Trust Agreement dated December 14, 1984 and known as Trust No. 71-81958, and not personally and Heritage Pullman Bank and Trust Company as Trustee under Trust Agreement dated July 26, 1985 and known as Trust No. 71-81973 and not personally (collectively hereinafter referred to as the "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for the INDIAN RIDGE LAKES Condominium (hereinafter referred to as

the "Declaration") on November 17, 1989 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 89548998; and

WHEREAS, the Declaration, as amended, submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act") described in Exhibit "A" attached hereto (hereinafter referred to as the "Submitted Parcel"); and

WHEREAS, pursuant to the Act, as amended, under Article Eleven of the Declaration, Declarant reserved the rights and powers to annex, add, submit and subject to the provisions of the Act and the Declaration any part or all of the Development Parcel, as described in Exhibit "E" of the Declaration, to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

WHEREAS, Declarant, pursuant to Article Eleven of the Declaration, desires to annex, add, submit and subject a portion of the Development Area described in Exhibit "B", Page 1 attached hereto (hereinafter referred to as the "Additional Parcel") to the Declaration and the Act and add to the plan of condominium ownership; and

WHEREAS, the Additional Parcel is now improved with one (1) building for a total of twelve (12) residential units; and

WHEREAS, Declarant desires to amend the Declaration as it relates to the Plat of Condominium Survey (Exhibit "B" of the Declaration) and to the percentage of ownership interest in the

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Common Elements for the condominium Units (Exhibit "C" of the Declaration), by changing the percentage ownership due to the addition of the Development Area described in Exhibit "B", Page 1 and to correct an address error from the last prior amendment.

NOW, THEREFORE, Declarant does hereby declare that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to and made a part of the real estate described in the Declaration and in Exhibit "A" as attached hereto, and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Declaration and the Act.

2. Exhibit "B" of the Declaration, the "Plat of Condominium Survey", is hereby amended by adding the Additional Parcel as described and delineated in the Plat of Survey attached hereto as Exhibit "B", Page 1, together with the Units depicted on Page 2.

3. Exhibit "C" of the Declaration, "Schedule of Percentage of Interests in Common Elements", is hereby deleted and an amended Exhibit "C" attached hereto as Exhibit "C" is substituted therefor, correcting any address errors from the last prior amendment.

4. The Common Elements contained in the Additional Parcel are hereby granted and conveyed to the Unit Owners subject to the provisions of the Act and the Declaration.

5. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this instrument, shall run with and bind the Condominium Property, including the Additional Parcel.

6. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms and, except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, the Declarant as aforesaid has caused its seal to be affixed hereunder and has caused its name to be signed and these presents by its Vice President and attested by its Assistant Secretary this 18th day of May, 1990.

Heritage Pullman Bank and Trust Company
as Trustees as aforesaid and not
individually

SEAL

BY: Christopher Joyce
Vice President

ATTEST:
Mary L. Gomez
(ASSISTANT) SECRETARY

This Agreement is signed by Heritage Pullman Bank and Trust Company not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 71-81993. Said Trust Agreement is hereby made a part hereof and any claims against said Trustee by persons interested beneficially or otherwise in said property shall be by reference hereto, and said Trustee may sell or convey the property which may be held hereunder. Any and all personal liability of the Heritage Pullman Bank and Trust Company, or any person interested beneficially or otherwise in said property is hereby expressly waived by the parties hereto and their respective successors and assigns.

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Christopher R. Joyce, Vice President of Heritage Pullman Bank and Trust Company, an Illinois Corporation, and Mary L. Roemer Assistant Secretary thereof, 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 (s)he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as (his) (her) 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 18th day of May, A.D. 1990.

"OFFICIAL SEAL"
Arlene J. Gaspar
Notary Public, State of Illinois
Cook County, Illinois
My Commission Expires Aug. 13, 1991

Arlene J. Gaspar
NOTARY PUBLIC

My Commission expires:
8-13-91

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CONSENT OF MORTGAGEE

HERITAGE PULLMAN BANK AND TRUST COMPANY, an Illinois corporation, holder of two trust deeds encumbering the Property dated July 26, 1985, and recorded August 8, 1985 and August 26, 1985 as Document Numbers 85-142-275 and 85-161-488, respectively, hereby consents to the execution and recording of the within Declaration and agrees that its lien shall be subject to the provisions of the Declaration as amended by this Amendment.

IN WITNESS WHEREOF, HERITAGE PULLMAN BANK AND TRUST COMPANY has caused this instrument to be signed by its duly authorized officers on its behalf.

DATED this 18th day of May, 1990.

(S E A L)

HERITAGE PULLMAN BANK AND TRUST COMPANY, an Illinois corporation

By: Karl J. Banach
Its: Assistant Vice President
Karl J. Banach

ATTEST:

By: Arlene Kunst
Its Assistant Secretary
Arlene Kunst

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Karl J. Banach Assistant, Vice President of Heritage Pullman Bank and Trust Company, an Illinois Corporation, and Arlene Kunst, Assistant Secretary thereof, 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 (s)he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as (his) (Her) own free and voluntary act, and as the free and voluntary act of said Ban, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of May, A.D. 1990.

Arlene J. Gaspar
Notary Public

My Commission expires:

8-13-91

"OFFICIAL SEAL"
Arlene J. Gaspar
Notary Public, State of Illinois
Cook County, Illinois
My Commission Expires Aug. 13, 1991

Notary Public

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EXHIBIT "A"

Property Initially Subject to the Condominium Declaration

TRACT A IN INDIAN RIDGE LAKES UNIT 1, DESCRIBED AS: THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 2284.55 FEET, TO A POINT; THENCE NORTHEASTERLY, ALONG A LINE THAT FORMS AN ANGLE OF 63 DEGREES, 34 Minutes TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 502.55 FEET, TO A POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT CONVEX NORTHERLY HAVING A RADIUS OF 4557.46 FEET, AND WHICH IS TANGENT TO A LINE THAT FORMS AN ANGLE OF 3 DEGREES, 47 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 57.64 FEET, TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF INDIAN RIDGE LAKES, A PLANNED UNIT DEVELOPMENT IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, INDIAN HEAD PARK, COOK COUNTY, ILLINOIS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 0° -04' -06" EAST, 227.00 FEET, TO A POINT THAT 10.00 FEET NORTHERLY OF THE EXISTING RIGHT-OF-WAY LINE OF THE CHICAGO AND JOLIET ROAD, AS PER DOCUMENT NUMBER 12627890; THENCE NORTH 53° -38' -13" EAST, PARALLEL WITH THE AFORESAID NORTHERLY LINE OF CHICAGO AND JOLIET ROAD, TO A POINT OF CURVE; THENCE CONTINUING NORTH EASTERLY, PARALLEL WITH THE AFORESAID NORTHERLY LINE OF CHICAGO AND JOLIET ROAD, ON A CURVE WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 1206.28 FEET, 165.00 FEET, ARC; THENCE NORTH 8° -04' -18" WEST, 78.00 FEET; THENCE NORTH 50 -48' -04" WEST, 122.00 FEET, TO THE CURVED NORTHERLY LINE OF SAID INDIAN RIDGE LAKES; THENCE SOUTHWESTERLY ALONG A CURVE WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 4557.46 FEET, 60.01 FEET, ARC, MORE OR LESS, TO A POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT B IN INDIAN RIDGE LAKES UNIT 1, DESCRIBED AS: THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 2284.55 FEET, TO A POINT; THENCE NORTHEASTERLY, ALONG A LINE THAT FORMS AN ANGLE OF 63 DEGREES, 34 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 502.55 FEET, TO A POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT CONVEX NORTHERLY HAVING A RADIUS OF 4557.46 FEET, AND WHICH IS TANGENT TO A LINE THAT FORMS AN ANGLE OF 3 DEGREES, 47 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT

THE LAST DESCRIBED POINT FOR A DISTANCE OF 57.64 FEET, TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF INDIAN RIDGE LAKES, A PLANNED UNIT DEVELOPMENT IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, INDIAN HEAD PARK, COOK COUNTY, ILLINOIS, THENCE CONTINUING NORTHEASTERLY ALONG THE AFORESAID CURVE TO THE RIGHT, SAID CURVE BEING THE NORTHERLY LINE OF SAID INDIAN RIDGE LAKES 60.01 FEET, ARC, TO THE POINT OF BEGINNING: THENCE SOUTH 50°-48' -04" EAST, 122.00 FEET; THENCE NORTH 57° -43' -27" EAST, 103.91 FEET; THENCE NORTH 20° -16' -56" WEST, 105.00 FEET, TO THE CURVED NORTHERLY LINE OF SAID INDIAN RIDGE LAKES; THENCE SOUTHWESTERLY, ALONG THE SAID CURVED NORTHERLY LINE OF INDIAN RIDGE LAKES 165.01 FEET, ARC, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT C IN INDIAN RIDGE LAKES UNIT 1, DESCRIBED AS:

THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 2284.55 FEET TO A POINT; THENCE NORTHERLY, ALONG A LINE THAT FORMS AN ANGLE OF 63 DEGREES, 34 MINUTE TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 502.55 FEET TO A POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT CONVEX NORTHERLY HAVING A RADIUS OF 4557.46 FEET AND WHICH IS TANGENT TO A LINE THAT FORMS AN ANGLE OF 3 DEGREES, 47 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 57.64 FEET, TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF INDIAN RIDGE LAKES, A PLANNED UNIT DEVELOPMENT IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, INDIAN HEAD PARK, COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHEASTERLY, ALONG THE AFORESAID CURVE TO THE RIGHT, SAID CURVE BEING THE NORTHERLY LINE OF SAID INDIAN RIDGE LAKES, 225.02 FEET, ARC, TO A POINT OF BEGINNING; THENCE SOUTH 20°-16'-56" EAST, 105.00 FEET; THENCE NORTH 70°-56'-48" EAST, 124.41 FEET; THENCE NORTH 20°-16'-56" WEST, 120.00 FEET, TO THE CURVED NORTHERLY LINE OF SAID INDIAN RIDGE LAKES; THENCE SOUTHWESTERLY, ALONG THE SAID CURVED NORTHERLY LINE OF INDIAN RIDGE LAKES, 124.99 FEET, ARC, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT D IN INDIAN RIDGE LAKES UNIT 1, DESCRIBED AS:

THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 2284.55 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 63 DEGREES, 34 MINUTES TO THE RIGHT WITH A PROLONGATION OF THELSAT DESCRIBED COURSE FOR A DISTANCE OF 502.55 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT CONVEX NORTHERLY HAVING A RADIUS OF 4557.46 FEET AND WHICH IS

TANGENT TO A LINE THAT FORMS AN ANGLE OF 3 DEGREES, 47 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 57.64 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF INDIAN RIDGE LAKES, A PLANNED UNIT DEVELOPMENT IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, INDIAN HEAD PARK, COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHEASTERLY ALONG THE AFORESAID CURVE TO THE RIGHT, SAID CURVE BEING THE NORTHERLY LINE OF SAID INDIAN RIDGE LAKES, 400.54 FEET, ARC, TO A POINT OF TANGENCY; THENCE NORTH 65° -28' -35" EAST, 86.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24° -31' -24" EAST, 121.59 FEET; THENCE SOUTH 89° -46' -39" EAST, 9.48 FEET; THENCE NORTH 69° -11' -34" EAST, 130.66 FEET; THENCE NORTH 24° -31' -24" WEST, 134.09 FEET, TO THE NORTHERLY LINE OF INDIAN RIDGE LAKES; THENCE SOUTHWESTERLY ALONG THE SAID NORTHERLY LINE OF INDIAN RIDGE LAKES 140.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT "C"

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

AND OF

EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS

FOR

"THE INDIAN RIDGE LAKES CONDOMINIUM ASSOCIATION"

6820 Joliet Road
Indian Head Park, IL

Unit	Percentage Interest In Common Elements
6820-1	1.6573
6820-2	1.6573
6820-3	1.6728
6820-4	1.6728
6820-5	1.6573
6820-6	1.6573
6820-7	1.6728
6820-8	1.6728
6820-9	1.6573
6820-10	1.6573
6820-11	1.6728
6820-12	1.6728

6818 Joliet Road
Indian Head Park, IL

6818-1	1.6728
6818-2	1.6728
6818-3	1.6573
6818-4	1.6573
6818-5	1.6728
6818-6	1.6728
6818-7	1.6573
6818-8	1.6573
6818-9	1.6728
6818-10	1.6728
6818-11	1.6573
6818-12	1.6573

EXHIBIT"C"
Continued

6816 Joliet Road
Indian Head Park, IL

6816-1	1.6728
6816-2	1.6728
6816-3	1.6573
6816-4	1.6573
6816-5	1.6728
6816-6	1.6728
6816-7	1.6573
6816-8	1.6573
6816-9	1.6728
6816-10	1.6728
6816-11	1.6573
6816-12	1.6573

6814 Joliet Road
Indian Head Park, IL

6814-1	1.6573
6814-2	1.6573
6814-3	1.6728
6814-4	1.6728
6814-5	1.6573
6814-6	1.6573
6814-7	1.6728
6814-8	1.6728
6814-9	1.6573
6814-10	1.6573
6814-11	1.6728
6814-12	1.6728

6812 Joliet Road
Indian Head Park, IL

6812-1	1.6728
6812-2	1.6728
6812-3	1.6728
6812-4	1.6728
6812-5	1.6728
6812-6	1.6728
6812-7	1.6728
6812-8	1.6728
6812-9	1.6728
6812-10	1.6728
6812-11	1.6728
6812-12	1.6768
	100.00 %