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THIRTEENTH AMENDMENT TO DECLARATION OF

CONDOMINIUM OWNERSHIP FOR

### THE COUNTRY HOMES AT TALBOT'S MILL

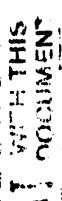
This Thirteenth Amendment to Declaration made and entered into by the Talbot's MIII DIMILEGE FOR COLUMN (1970) its ASOLE (47.0) Its ASOLE (47.0) Its ASOLE (47.0) \$5003 ÷ E | ₩~ 91~472127

WHEREAS, by the Declaration of Condominium Owwership Dec. 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 showe set forth, hereby declares that the Declaration be and herely 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
- 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 of the Declaration is hereby amended by the addition of Exhibit C attached hereto. C of the Declaration is hereby amended by the addition of Exhibit
  - Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and ▶ • respective percentages of ownership in the Common Elements appurtenant to each Unit described in the said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.
    - The additional Common Elements are hereby granted and conveyed to the Grantees of the Units heretofore conveyed, all as set forth in the Declaration.
    - Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.



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IN WITNESS WHEREOF, Declarant has caused its name to be signed by its President and attested by its Secretary on August 30 , 1991.

TALBOT'S MILL LIMITED PARTNERSHIP, an Illinois limited TEST:

Cooley, Secretary

County

Clark's

Office partnership, by Kimball Hill, Inc.,

ATTEST:

TMLOPTS.11

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 foregoing instrument as their own free and voluntary act, and as the free ind voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 301 c

1991.

"OFFICIAL SEAL" John R. Nywelde Notary Public, State of Illinois Cook County, Illinois

SEA My Commission Expires 11/16/93

My commission expires \_

This instrument was prepared by and MAIL TO AFTER RECORDING to:

Contion Office John R. Nyweide, HILL, VAN SANTEN, STEADMAN & SIMPSON, P.C. 7000 Sears Tower Chicago, IL 60606

(312) 876-0200

PROPERTY INDEX NO.: 08-31-400-046-053

AMD.LTM

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

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

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 MORTH, RANCE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1989 AS DOCUMENT MO. 89287964, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF MON-EASEMENT AREA MO. 91 IN SAID OUTLOT "D"; THENCE SOUTH 76 DEGREES 30 MINUTES OO SECONDS WEST ALONG THE NORTHERLY LINE OF SAID MON-EASEMENT AREA 91, 82.51 FEET; THENCE NORTH 13 DEGREES 30 MINUTES OO SECONDS WEST, 62.09 FLET TO THE SOUTHEASTERLY CORNER OF MON-EASEMENT AREA 89 IN SAID OUTLOT "O"; 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 GAID. NON-EASEMENT AREA 89, 73.00 FEET TO THE NORTHEASTERLY CORNER OF GAID. 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 MORTHERLY—17NE OF SAID SPRING CREEK COURT, BEING A CURYED LINE CONVEX EASTERLY AND HOUTING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANCENCY IN SAID LINE; THENCE SOUTH 87 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE MORTHERLY LINE OF SAID SPRING CREEK COURT, 24.20 FEET TO A POINT OF SOUVATURE IN SAID LINE; THENCE SOUTHMESTERLY AND HOT THE NORTHERLY LINE OF SAID SPRING CREEK COURT, BEING A CURYED LINE CONVEX HORTHMESTERLY AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 13.46 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 14 SECONDS WEST ALONG THE MOSTHEAST PORTING CREEK COURT, BEING A CURYED LINE CONVEX HORTHMESTERLY AND HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 13.46 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 14 SECONDS WEST, 20.39 FEET TO THE MORTHERST PORTING CREEK COURT, BEING A CURYED LINE CONVEX BESTERLY AND HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 13.46 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 14 SECONDS WEST, 20.00 FEET TO THE MORTHERST PORTING CREEK COURT, BEING A C

EASTERLY LINE OF PARK BOULEVARD, BEING A CURVED LINE CONYEX MORTHEASTERLY AND HAVING A RADIUS OF 740.00 FEET, AN ARC DISTANCE OF 247.89 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE MORTHEFIX ALONG SAID EASTERLY LINE OF PARK BOULEVARD, BEING A CURVED LINE CONYEX MESTERLY, HAVING A RADIUS OF 400.00 FEET AND BEING A GURVED LINE CONYEX MESTERLY, HAVING A FASID LAST DESCRIBED POINT, AN ARC DISTANCE OF 383.75 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE MORTHEASTERLY ALONG THE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET AND BEING A CURVED LINE CONYEX 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 56.88 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE MORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID DUTLOT "D", BEING A CURVED LINE CONYEX 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; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONYEX SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND BEING TANGENT TO 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 CONYEX SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONYEX SOUTHEASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONYEX SOUTHEASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONYEX SOUTHEASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONYEX SOUTHESTERLY, LAVING A RADIUS OF 355.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONYEX SOUTHESTERLY, LINE OF LITTLE FALLS COURT, THENCE SOUTH STERLY, LONG SAID HONTHERLY LINE OF LITTLE FALLS COURT, BEING A CURVED LINE CONYEX SOUTHERLY AND POINT OF REVERSE CURVATURE IN SA

EASTERLY ALONG THE NORTHERLY, MESTERLY AND SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX NORTHWISTERLY, HAVING A RADIUS OF 60.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURYED LINE AT SAID LAST DESCRIBED MOINT, AN ARC DISTANCE OF 274.29 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX MORTHWRIT, 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 44.41 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE CONVEX SOUTHERLY LINE OF SAID LITTLE FALLS COURT, BEING A CURVED LINE AT SAID LAST DESCRIBED POINT, 68.73 FEET TO THE EASTERLY LINE OF SAID LITTLE FALLS COURT, BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 68.73 FEET TO THE EASTERLY LINE OF SAID OUTLOT "D", BEING ALSO THE WESTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX SOUTHEASTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX SOUTHEASTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY ALONG SAID LAST DESCRIBED LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY, MAVING A RADIUS OF SAID LINE; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX NORTHEASTERLY, MAVING A RADIUS OF SAID SECRIBED POINT, AN ARC DISTANCE OF 30.57 FEET TO A POINT OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX NORTHEASTERLY, MAVING A RADIUS OF SAID SECRIBED DOWN TO LINE; THENCE SOUTHEASTERLY ALONG THE SOUTHEAST ALONG THE EAST LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX SOUTHEAST ALONG THE EAST LINE OF SAID OUTLOT "D", BEING A CURVED LINE CONVEX SOUTHEAST AND BEING TANGENT TO SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF SAID SECONDS WEST ALONG THE LAST LINE OF SAID LARCE BOOKERS SI MINUTE

THAT PART OF CUITLOT "E" IN TALLOY'S MILL, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 32 AND THE SOUTHWEST J/4 OF SECTION 32. ALL IN TOWNSHIP 41 NORTH, RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORTED JUNE 23, 1989 AS COLMENT MO. B9287944. DESCRIBED AS FOLLOWS: REGIMNING AT THE SOUTHLEST CORNER OF NON-EASEMENT AREA 107 IN SAID CUITLOT "F"; THENCE NORTH 25 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE SOUTHLEST CORNER OF NON-EASEMENT AREA 107, 80.08 FEET TO AN ANGLE POINT IN SAID CLINE: THENCE NORTH 04 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE MERTHEAST CORNER OF SAID MON-EASEMENT AREA 107; THENCE NORTH OF OUTCOME CONTROL OF SAID MON-EASEMENT AREA 107; THENCE NORTH OF OUTCOME CONTROL OF SAID MON-EASEMENT AREA 107; THENCE MORTH OF OUTCOME CONTROL OF SAID MON-EASEMENT AREA 107; THENCE MORTH OF SAID COUTCOME CONTROL OF SAID MON-EASEMENT AREA 107; THENCE MORTH OF SAID COUTCOME CONTROL OF SAID MON-EASEMENT AREA 107; THENCE MORTH OF SAID COUTCOME CONTROL OF SAID MON-EASEMENT AREA 111 IN SAID CUITLOT "C", 1244.86 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH SO DEGREES 28 MINUTES OF SECONDS SAIT ALONG THE EASTERLY LINE OF SAID CUITLOT "C", 1445.86 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH SOUTHWESTERLY LINE OF SAID CUITLOT "C", 1445.86 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH SOUTHWESTERLY LINE OF SAID CUITLOT "C", 1445.86 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH OF SAID CUITLOT "C", 1445.86 FEET TO AN ANGLE POINT AND SAID LINE; THENCE SOUTH OF SAID COUTCOME CONTROL OF SAID MON-EASEMENT AREA 111; IN SAID CUITLOT "C", 144 - Ports Office

THAT PART OF OUTLOT "E" IN TALBOT"S MILL, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 32. ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDING TO THE PLAT THEREOF RECONDED JUNE 23, 1989 AS DOCHMENT NO. RECORDING TO THE PLAT THEREOF RECONDED JUNE 23, 1989 AS DOCHMENT NO. RECORDING TO THE PLAT THEREOF RECONDED JUNE 23, 1989 AS DOCHMENT NO. RECORDING TO THE PAST TOWNER OF SAID OUTLOT "E"; THENCE SOUTH LINE OF SAID OUTLOT "E", 126.32 FEET TO THE EASTERLY LINE OF TALBOTS LANE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF TALBOTS LANE, BEING A CURYED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 383-00 FEET, AN ARC DISTANCE OF 108.28 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID TALBOTS LANE, BEING A CURYED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 63.44 FEET; THENCE NORTH 84 DEGREES 27 HIMLES OF SECONDS EAST, 33.38 FEET TO THE MOST SOUTHERLY CORNER OF HON-EASEMENT AREA 111. IN SAID OUTLOT "E"; THENCE NORTH 49 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID HON-EASEMENT AREA 111. IN SAID OUTLOT "E"; THENCE NORTH 49 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTHEASTERLY LINE OF SAID HON-EASEMENT AREA 111. THE HOST EASTERLY LINE OF SAID HON-EASEMENT AREA 111. THENCE SOUTH 28 DEGREES 43 MINUTES 12 SECONDS EAST ALONG SAID EASTERLY LINE OF SOUTH 28 DEGREES 43 MINUTES 12 SECONDS EAST ALONG SAID EASTERLY LINE OF OUTLOT "E"; THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE OF SAID OUTLOT "E"; THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE OF SAID OUTLOT "E"; THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE OF SAID OUTLOT "E"; 198.89 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### UNOFFICIAL COPY

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

(Undivided Interests)

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