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EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR

12-23-91

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THE COUNTRY HOMES AT TALBOT'S MILL

This Eighteenth 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 Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each Unit described in the said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.

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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 15, 1991.

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, Secretary

CHTM.AMD

DEPT-01 RECORDING 847.00
T43333 TRAN 5532 12/23/91 15:01:00
46884 * -91-674310
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

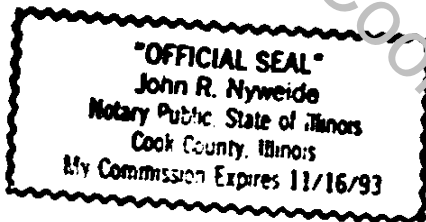
I, John R. Nyweide, a Notary Public in and for Cook County, Illinois, do hereby certify that David K. Hill, Jr., as President of Kimball Hill, Inc. and Barbara G. Cooley, as Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledge that they signed and delivered the foregoing 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 15th day of December, 1991.

[Signature]
Notary Public

My commission expires 11/16/93

SEAL



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

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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EXHIBIT A TO 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 "E" IN TALBOT'S MILL BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND THE EAST 1/2 OF SECTION 32, TOWNSHIP 4 N., RANGE 11 E., EAST OF THE 7TH PRINCIPAL MERIDIAN AND RECORD NO. 89287964, PLAT THEREOF RECORDED JUNE 23, 1989, BY DOCUMENT NO. 89287964

THAT PART OF OUTLOT "E" IN TALBOT'S MILL BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 4 N., RANGE 11 E., EAST OF THE 7TH PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1989, BY DOCUMENT NO. 89287964, DESCRIBED AS FOLLOWS: BEGINNING AT THE SO. EAST CORNER OF SAID OUTLOT "E", THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID OUTLOT "E" 145.50 FEET TO THE EAST LINE OF TALBOT'S LANE, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF TALBOT'S LANE BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 128.08 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTHEASTERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY LINE OF TALBOT'S LANE BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 129.99 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 143.11 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 335.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 198.78 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY, 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 55.00 FEET, THENCE NORTHERLY AND WESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 179.99 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 43.83 FEET, THENCE NORTH 15 DEGREES 20 MINUTES 20 SECONDS EAST, 25.05 FEET TO THE SOUTHEAST CORNER OF NON-EASEMENT AREA 106 IN SAID OUTLOT "E", THENCE NORTH 02 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID NON-EASEMENT AREA 106, 73.00 FEET TO THE NORTHEAST CORNER OF SAID NON-EASEMENT AREA 106, THENCE NORTH 00 DEGREES 30 MINUTES 59 SECONDS EAST, 28.39 FEET TO THE NORTH LINE OF SAID OUTLOT "E", THENCE SOUTH 89 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "E", 203.52 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID OUTLOT "E", THENCE SOUTH 15 DEGREES 51 MINUTES 85 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 283.61 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", 144.86 FEET TO AN ANGLE POINT IN SAID LINE, THENCE SOUTH 77 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 77.80 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTH 42 DEGREES 25 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 20.00 FEET TO AN ANGLE POINT IN SAID LINE, THENCE SOUTH 05 DEGREES 43 MINUTES 12 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 111.87 FEET TO AN ANGLE POINT IN SAID LINE, THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 198.89 FEET TO THE PLACE OF BEGINNING.

A-50

THAT PART OF OUTLOT "E" IN TALBOT'S MILL BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 4 N., RANGE 11 E., EAST OF THE 7TH PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1989, BY DOCUMENT NO. 89287964, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT "E", THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "E", 145.50 FEET TO THE EAST LINE OF TALBOT'S LANE, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF TALBOT'S LANE BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 128.08 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTHEASTERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY LINE OF TALBOT'S LANE BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 129.99 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 143.11 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 335.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 198.78 FEET TO A POINT OF REVERSE CURVATURE IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY, 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 55.00 FEET, THENCE NORTHERLY AND WESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 179.99 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TALBOT'S LANE BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 43.83 FEET, THENCE NORTH 15 DEGREES 20 MINUTES 20 SECONDS EAST, 25.05 FEET TO THE SOUTHEAST CORNER OF NON-EASEMENT AREA 106 IN SAID OUTLOT "E", THENCE NORTH 02 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID NON-EASEMENT AREA 106, 73.00 FEET TO THE NORTHEAST CORNER OF SAID NON-EASEMENT AREA 106, THENCE NORTH 00 DEGREES 30 MINUTES 59 SECONDS EAST, 28.39 FEET TO THE NORTH LINE OF SAID OUTLOT "E", THENCE SOUTH 89 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "E", 203.52 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID OUTLOT "E", THENCE SOUTH 15 DEGREES 51 MINUTES 85 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 283.61 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", 144.86 FEET TO AN ANGLE POINT IN SAID LINE, THENCE SOUTH 77 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 77.80 FEET TO AN ANGLE POINT IN SAID LINE, THENCE NORTH 42 DEGREES 25 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 20.00 FEET TO AN ANGLE POINT IN SAID LINE, THENCE SOUTH 05 DEGREES 43 MINUTES 12 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 111.87 FEET TO AN ANGLE POINT IN SAID LINE, THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT "E", 198.89 FEET TO THE PLACE OF BEGINNING.

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EXHIBIT D TO DECLARATION OF JOINT TENANT OWNERSHIP FOR THE COUNTRY HOMES AT TALBOT'S HILL (Undivided Interests)

Line	Undivided Interest	Line	Undivided Interest	Line	Undivided Interest
83-1	.00805%	94-1	.00450%	104-1	.00450%
83-2	.00502	94-2	.00421	104-2	.00421
83-3	.00556	94-3	.00554	104-3	.00554
83-4	.00554	94-4	.00556	104-4	.00556
83-5	.00421	94-5	.00502	104-5	.00502
83-6	.00450	94-6	.00805	104-6	.00805
84-1	.00450	94-7	.00421		
84-2	.00421	94-8	.00450	105-1	.00805
84-3	.00554			105-2	.00502
84-4	.00556	95-1	.00805	105-3	.00556
84-5	.00502	95-2	.00502	105-4	.00554
84-6	.00805	95-3	.00556	105-5	.00421
		95-4	.00554	105-6	.00450
85-1	.00450	95-5	.00421		
85-2	.00421	95-6	.00450	107-1	.00450
85-3	.00554			107-2	.00421
85-4	.00556	96-1	.00805	107-3	.00554
85-5	.00502	96-2	.00502	107-4	.00556
85-6	.00805	96-3	.00556	107-5	.00502
85-7	.00421	96-4	.00554	107-6	.00805
85-8	.00450	96-5	.00421		
		96-6	.00450	108-1	.00805
86-1	.00805	97-1	.00450	108-2	.00502
86-2	.00502	97-2	.00421	108-3	.00556
86-3	.00556	97-3	.00554	108-4	.00554
86-4	.00554	97-4	.00556	108-5	.00421
86-5	.00421	97-5	.00502	108-6	.00450
86-6	.00450	97-6	.00805		
				109-1	.00450
87-1	.00450	98-1	.00805	109-2	.00421
87-2	.00421	98-2	.00502	109-3	.00554
87-3	.00554	98-3	.00556	109-4	.00556
87-4	.00556	98-4	.00554	109-5	.00502
87-5	.00502	98-5	.00554	109-6	.00804
87-6	.00805	98-6	.00421	109-7	.00421
			.00450	109-8	.00450
88-1	.00450	99-1	.00805		
88-2	.00421	99-2	.00502	110-1	.00450
88-3	.00554	99-3	.00556	110-2	.00421
88-4	.00556	99-4	.00554	110-3	.00554
88-5	.00502	99-5	.00421	110-4	.00556
88-6	.00805	99-6	.00450	110-5	.00502
				110-6	.00804
89-1	.00450	100-1	.00805	110-7	.00421
89-2	.00421	100-2	.00502	110-8	.00450
89-3	.00505	100-3	.00556		
89-4	.00502	100-4	.00554	111-1	.00450
89-5	.00556	100-5	.00421	111-2	.00421
89-6	.00554	100-6	.00450	111-3	.00554
89-7	.00421			111-4	.00556
89-8	.00450	101-1	.00450	111-5	.00502
		101-2	.00421	111-6	.00804
90-1	.00450	101-3	.00554	111-7	.00421
90-2	.00421	101-4	.00556	111-8	.00450
90-3	.00554	101-5	.00502		
90-4	.00556	101-6	.00805	112-1	.00450
90-5	.00502	101-7	.00421	112-2	.00421
90-6	.00805	101-8	.00450	112-3	.00554
				112-4	.00556
91-1	.00450	102-1	.00450	112-5	.00502
91-2	.00421	102-2	.00421	112-6	.00804
91-3	.00554	102-3	.00554	112-7	.00421
91-4	.00556	102-4	.00556	112-8	.00450
91-5	.00502	102-5	.00502		
91-6	.00805	102-6	.00805	112-1	.00450
91-7	.00421	102-7	.00421	112-2	.00421
91-8	.00450	102-8	.00450	112-3	.00554
				112-4	.00556
92-1	.00450	103-1	.00805	112-5	.00502
92-2	.00421	103-2	.00502	112-6	.00804
92-3	.00554	103-3	.00556	112-7	.00421
92-4	.00556	103-4	.00554	112-8	.00450
92-5	.00502	103-5	.00421		
92-6	.00805	103-6	.00450		
92-7	.00421				
92-8	.00450				
93-1	.00450				
93-2	.00421				
93-3	.00554				
93-4	.00556				
93-5	.00502				
93-6	.00805				
93-7	.00421				
93-8	.00450				

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