

UNOFFICIAL COPY 2

91387472

PLAT

8-1-9

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RECORDING FEE \$ 44.00
2-1-91
COPIES 6
UM km

NINTH AND FINAL AMENDMENT TO DECLARATION OF CONOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COUNTRY CLUB ESTATES CONDOMINIUMS

\$ 4400

THIS INSTRUMENT is made and entered into this 29th day of July, 1991, by THE PRESLEY COMPANIES, a California Corporation, (formerly known as Presley of Illinois, Inc., an Illinois Corporation), the successor to the entire interest of Presley of Illinois, Inc. in the Property (the "Developer").

WITNESSETH:

WHEREAS, by Declaration of Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 87448306, the Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration reserves to the Developer 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 Declaration also reserves to the Developer the right to correct clerical or typographical errors in the Declaration or any Exhibit; and

WHEREAS, 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 "Add-On Property") legally described as follows:

That part of Lot 8 lying South of a line drawn from a point in the West line of said Lot 8 a distance of 133.5 feet South of the Northwest corner thereto to a point in the East line of said Lot 8 a distance of 143.5 feet South of the Northeast corner thereof (excepting therefrom the West 71.99 feet of said Lot 8) all in Country Club Manor Subdivision Unit 2, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois,

which Add-On Property is a portion of the said Additional Land; and

NOW, THEREFORE, the Developer does hereby amend the Declaration as follows:

- 1. The Add-On Property is hereby annexed to the Parcel and Property as defined in the Declaration and is hereby submitted to

PTN 31-10-200-068

REC'D
FEB 12 1991
PM 12:30
91387472

91387472

0-1286291

FILE WITH THIS DOCUMENT

Box 333

UNOFFICIAL COPY

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 and provisions of this Declaration.

2. The legal description referred to on the first page of the Declaration and attached as Exhibit "A" thereto is hereby amended by substituting therefor the following legal description:

The South 240.50 feet of the North 335.50 feet of Lot 4 in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 4 (except the North 95 feet thereof) and (except the South 240.50 feet of the North 335.50 feet of Lot 4) and (except the North 335.50 feet thereof and except that part of said Lot 4 lying South of the North 452.00 feet thereof and except that part thereof lying West of the Southerly extension of the East line of Cypress Drive) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 4 (except the North 452.00 feet thereof and except that part thereof lying West of the Southerly extension of the East line of Cypress Drive) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

That part of Lot 2 lying East of the West 182.00 feet thereof (except the North 100.00 feet thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The North 100.00 feet of Lot 2 (except the West 242.20 feet thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The West 182.00 feet of Lot 2 (except the North 100.00 feet thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois,

The West 119.20 feet of the North 100.00 feet of Lot 2 in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

91387472

The East 123.00 feet of the West 242.20 feet of the North 100.00 feet of Lot 2 in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 3 (except the East 172.25 feet as measured along the South Line thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The West 121.50 feet of the East 172.25 feet of Lot 3 as measured along the South line thereof in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

That part of Lot 8 lying North of a line drawn from a point in the West line of said Lot 8 a distance of 109.5 feet South of the Northwest corner thereof to a point in the East line of said Lot 8 a distance of 119.5 feet South of the Northeast corner thereof (excepting therefrom the West 108.17 feet of said Lot 8), in Country Club Manor Subdivision Unit 2, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The East 50.75 feet of Lot 3 as measured along the South line thereof, and that part of Lot 4 lying West of the Southerly extension of the East line of Cypress Drive in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

That part of Lot 8 lying South of a line drawn from a point in the West line of said Lot 8 a distance of 133.5 feet South of the Northwest corner thereto to a point in the East line of said Lot 8 a distance of 143.5 feet South of the Northeast corner thereof (excepting therefrom the West 71.99 feet of said Lot 8) all in Country Club Manor Subdivision Unit 2, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

3. Exhibit "A" of the Declaration is hereby amended by adding thereto the Exhibit "A" which is attached hereto.

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

UNOFFICIAL COPY

491357472

5. The Add-On Property is legally described on Exhibit "C" attached hereto and made a part hereof.

6. Exhibit "D" of the Declaration is hereby amended by substituting therefor the Exhibit "D" which is attached hereto. The percentage of ownership in the common elements appurtenant to each unit is hereby shifted to the percentages set forth in Exhibit "D" which is attached hereto.

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

8. All real estate identified in the Declaration and Amendments thereto as "Additional Land" has been annexed and added to the Condominium Parcel and Property and submitted to the Illinois Condominium Property Act.

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

IN WITNESS WHEREOF, THE PRESLEY COMPANIES, as Developer, has caused its corporate seal to be affixed hereunto and caused its name to be signed hereto by its duly authorized officers as of the date first above-written.

THE PRESLEY COMPANIES,
a California Corporation,

By: *Gerald P. Bideman*
SENIOR VICE PRESIDENT

ATTEST:

Orval A. Larson
ASSISTANT SECRETARY

THIS INSTRUMENT PREPARED BY: *MAIL TO*

ORVAL A. LARSON, ATTORNEY
64 Orland Square Drive
Orland Park, IL 60462
708-460-2500

91387472

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

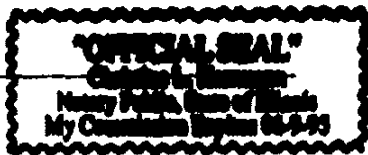
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that GERALD P. NORDEMAN and ORVAL A. LARSON of THE PRESLEY COMPANIES, Developer, personally known to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President 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 corporation, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary as custodian of the corporate seal of said corporation, caused the corporate seal of said corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and Notarial Seal this 29th day of July, 1991.

Christine L. Herrmann

NOTARY PUBLIC

My Commission Expires:



UNOFFICIAL COPY

Property of Cook County Clerk's Office



DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "A"

COUNTRY CLUB ESTATES CONDOMINIUMS

LEGAL DESCRIPTION

The property hereby submitted to the provisions of the Act is legally described as follows:

The South 240.50 feet of the North 335.50 feet of Lot 4 in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 4 (except the North 95 feet thereof) and (except the South 240.50 feet of the North 335.50 feet of Lot 4) and (except the North 335.50 feet thereof and except that part of said Lot 4 lying South of the North 452.00 feet thereof and except that part thereof lying West of the Southerly extension of the East line of Cypress Drive) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 4 (except the North 452.00 feet thereof and except that part thereof lying West of the Southerly extension of the East line of Cypress Drive) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

That part of Lot 2 lying East of the West 182.00 feet thereof (except the North 100.00 feet thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The North 100.00 feet of Lot 2 (except the West 242.20 feet thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

UNOFFICIAL COPY

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "A"

COUNTRY CLUB ESTATES CONDOMINIUMS

LEGAL DESCRIPTION - CONTINUED

The West 182.00 feet of Lot 2 (except the North 100.00 feet thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois,

The East 123.00 feet of the West 242.20 feet of the North 100.00 feet of Lot 2 in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 3 (except the East 172.25 feet as measured along the South Line thereof) in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The West 121.50 feet of the East 172.25 feet of Lot 3 as measured along the South line thereof in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

That part of Lot 8 lying North of a line drawn from a point in the West line of said Lot 8 a distance of 109.5 feet South of the Northwest corner thereof to a point in the East line of said Lot 8 a distance of 119.5 feet South of the Northeast corner thereof (excepting therefrom the West 108.17 feet of said Lot 8), in Country Club Manor Subdivision Unit 2, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

The East 50.75 feet of Lot 3 as measured along the South line thereof, and that part of Lot 4 lying West of the Southerly extension of the East line of Cypress Drive in Country Club Manor Subdivision Unit 1, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, and

91387472

UNOFFICIAL COPY

13 7 4 7 2

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "A"

COUNTRY CLUB ESTATES CONDOMINIUMS

LEGAL DESCRIPTION - CONTINUED

That part of Lot 8 lying South of a line drawn from a point in the West line of said Lot 8 a distance of 133.5 feet South of the Northwest corner thereto to a point in the East line of said Lot 8 a distance of 143.5 feet South of the Northeast corner thereof (excepting therefrom the West 71.99 feet of said Lot 8) all in Country Club Manor Subdivision Unit 2, being a part of the Northeast Quarter of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Public of Cook County Clerk's Office

91387472

UNOFFICIAL COPY

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "B"

COUNTRY CLUB ESTATES CONDOMINIUMS

All real estate identified in the Declaration as "Additional Land" has been annexed and added to the Condominium Parcel and Property and submitted to the Illinois Condominium Property Act.

Property of Cook County Clerk's Office

91397472

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D"

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
1-A 4002 W. 193rd Street Country Club Hills, IL	1.79%
1-B 4000 W. 193rd Street Country Club Hills, IL	1.79%
1-C 4004 W. 193rd Street Country Club Hills, IL	1.79%
1-D 4006 W. 193rd Street Country Club Hills, IL	1.79%
66-A 19411 Cypress Drive Country Club Hills, IL	1.79%
66-B 19413 Cypress Drive Country Club Hills, IL	1.79%
66-C 19417 Cypress Drive Country Club Hills, IL	1.79%
66-D 19415 Cypress Drive Country Club Hills, IL	1.79%

Continued...

UNOFFICIAL COPY 3 7 2

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D" - CONTINUED

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
67-A 19421 Cypress Drive Country Club Hills, IL	1.79%
67-B 19423 Cypress Drive Country Club Hills, IL	1.79%
67-C 19425 Cypress Drive Country Club Hills, IL	1.79%
67-D 19419 Cypress Drive Country Club Hills, IL	1.79%
68-A 19429 Cypress Drive Country Club Hills, IL	1.79%
68-B 19431 Cypress Drive Country Club Hills, IL	1.79%
68-C 19433 Cypress Drive Country Club Hills, IL	1.79%
68-D 19427 Cypress Drive Country Club Hills, IL	1.79%

91387472

-12-9 3 7 2

UNOFFICIAL COPY 2

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D" - CONTINUED

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
69-A 19437 Cypress Drive Country Club Hills, IL	1.79%
69-B 19435 Cypress Drive Country Club Hills, IL	1.79%
69-C 19439 Cypress Drive Country Club Hills, IL	1.79%
69-D 19441 Cypress Drive Country Club Hills, IL	1.79%
70-A 4101 W. 195th Street Country Club Hills, IL	1.79%
70-B 4103 W. 195th Street Country Club Hills, IL	1.79%
70-C 4107 W. 195th Street Country Club Hills, IL	1.79%
70-D 4105 W. 195th Street Country Club Hills, IL	1.79%

91397472

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D" - CONTINUED

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
71-A 4109 W. 195th Street Country Club Hills, IL	1.79%
71-B 4111 W. 195th Street Country Club Hills, IL	1.79%
71-C 4115 W. 195th Street Country Club Hills, IL	1.79%
71-D 4113 W. 195th Street Country Club Hills, IL	1.79%
72-A 4117 W. 195th Street Country Club Hills, IL	1.79%
72-B 4121 W. 195th Street Country Club Hills, IL	1.79%
72-C 4119 W. 195th Street Country Club Hills, IL	1.79%
72-D 4123 W. 195th Street Country Club Hills, IL	1.79%

UNOFFICIAL COPY 2

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D" - CONTINUED

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
73-A 4130 W. 195th Street Country Club Hills, IL	1.78%
73-B 4126 W. 195th Street Country Club Hills, IL	1.78%
73-C 4132 W. 195th Street Country Club Hills, IL	1.78%
73-D 4128 W. 195th Street Country Club Hills, IL	1.78%
74-A 4138 W. 195th Street Country Club Hills, IL	1.78%
74-B 4140 W. 195th Street Country Club Hills, IL	1.78%
74-C 4136 W. 195th Street Country Club Hills, IL	1.78%
74-D 4134 W. 195th Street Country Club Hills, IL	1.78%

Continued...

91387472

UNOFFICIAL COPY

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D" - CONTINUED

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
75-A 4122 W. 195th Street Country Club Hills, IL	1.78%
75-B 4124 W. 195th Street Country Club Hills, IL	1.78%
75-C 4120 W. 195th Street Country Club Hills, IL	1.78%
75-D 4118 W. 195th Street Country Club Hills, IL	1.78%
76-A 4114 W. 195th Street Country Club Hills, IL	1.78%
76-B 4116 W. 195th Street Country Club Hills, IL	1.78%
76-C 4112 W. 195th Street Country Club Hills, IL	1.78%
76-D 4110 W. 195th Street Country Club Hills, IL	1.78%

Continued...

91387472

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS FOR
COUNTRY CLUB ESTATES CONDOMINIUMS

EXHIBIT "D" - CONTINUED

COUNTRY CLUB ESTATES CONDOMINIUMS

The percentages of the undivided ownership interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event additional property is hereafter added to the condominium ownership, as provided in the Declaration) are as follows:

<u>Unit</u>	<u>Percentage of Interest in the Common Elements</u>
77-A 19426 Cypress Drive Country Club Hills, IL	1.78%
77-B 19428 Cypress Drive Country Club Hills, IL	1.78%
77-C 19424 Cypress Drive Country Club Hills, IL	1.78%
77-D 19422 Cypress Drive Country Club Hills, IL	1.78%
78-A 4003 W. 193rd Street Country Club Hills, IL	1.78%
78-B 4001 W. 193rd Street Country Club Hills, IL	1.78%
78-C 4005 W. 193rd Street Country Club Hills, IL	1.78%
78-D 4007 W. 193rd Street Country Club Hills, IL	1.78%