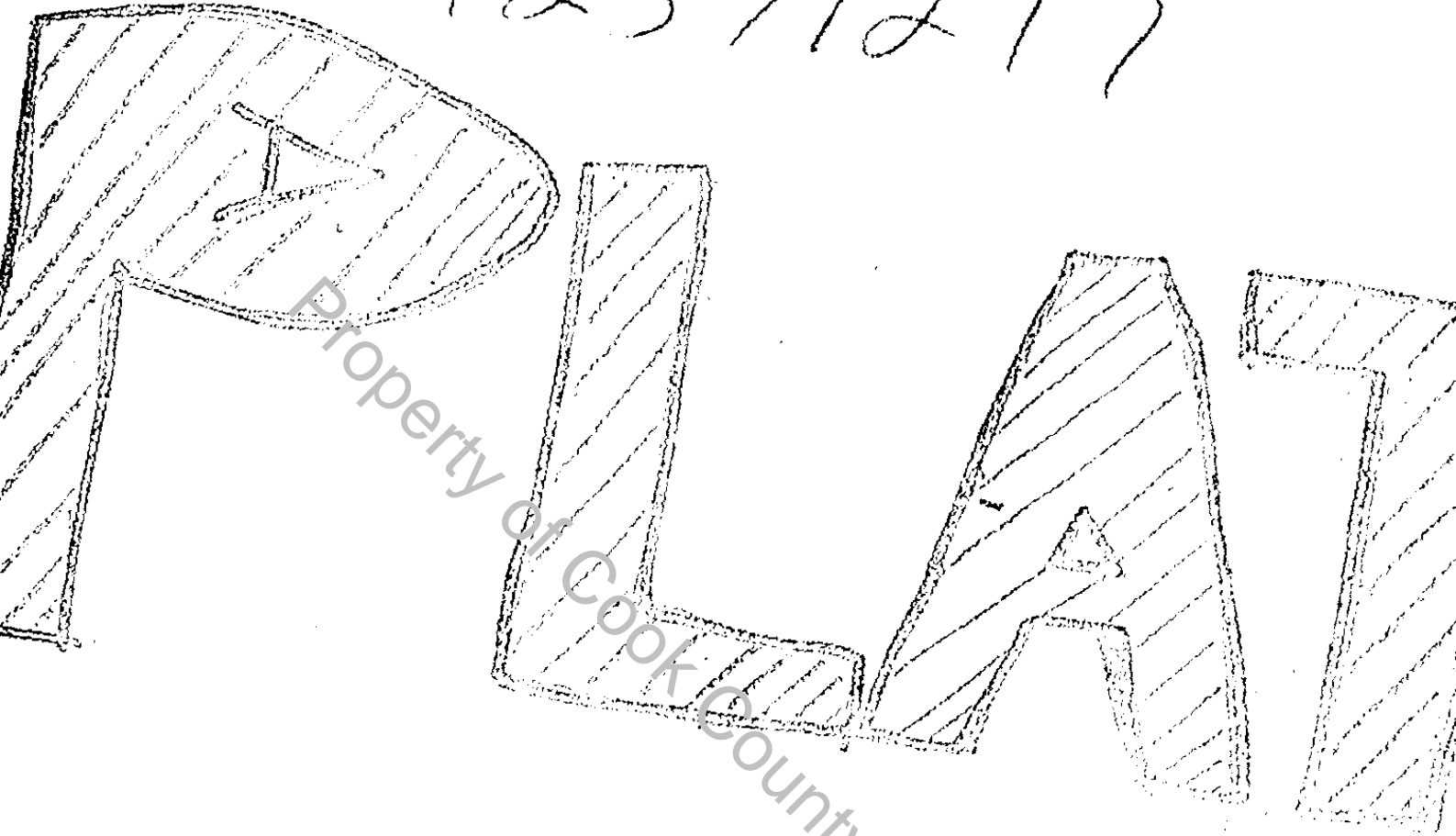


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FOURTEENTH AMENDMENT TO THE DECLARATION
ESTABLISHING A PLAN FOR
CONDOMINIUM OWNERSHIP FOR "CONDOMINIUMS OF EDELWEISS"
VILLAGE OF PALOS PARK, ILLINOIS, COOK COUNTY

THIS FOURTEENTH AMENDMENT, made and entered into by ROYAL ST. JAMES LTD., an Illinois corporation, for convenience hereinafter referred to as "Developer":

DEPT-01 RECORDING \$82.00
198888 TRAN 5521 08/03/92 14:52:00
#7884 # *-92-571217
COOK COUNTY RECORDER

WITNESSETH THAT:

WHEREAS, by the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for "Condominiums of Edelweiss", (hereinafter referred to as "Declaration:), recorded in the office of the Recorder of Deeds of Cook County, Illinois on February 8, 1988, as Document #88-057454, and a First Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on July 17, 1989, as Document No. 89325017 and a Second Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, December 28, 1989, as Document No. 89618204, and a Third Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on February 13, 1990, as Document #90-070495, and a Fourth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois on June 27, 1990, as Document No. 90-308146, and a Fifth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on October 24, 1990, as Document No. 90519665, and a Sixth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Re-

April 5-4-92

FILE WITH THIS DOCUMENT

92571217

This instrument prepared by:

Joseph F. Capparelli (708-448-3366)
11658 Matterhorn Circle
Palos Park, Illinois 60464

RETURN TO THE ABOVE ADDRESS



Address of property:
11511 Autobahn Drive East
Palos Park, Illinois 60464
PIN #23 23 416 008 0000

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Recorder of Deeds of Cook County, Illinois, on December 14, 1990, as Document No. 90609454, and a Seventh Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on March 12, 1991, as Document No. 91111128, and an Eighth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on September 24, 1991, as Document No. 91494678, and a Ninth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on December 3, 1990 as Document No. 91632925, and a Tenth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on January 22, 1992, as Document No. 92041746, and a Eleventh Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on March 10, 1992 as Document No. 92155299 and a Twelfth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on June 9, 1992, as Document No. 92407680, and a Thirteenth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on June 16, 1992, as Document No. 92434429, the Developer submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as "Condominiums of Edelweiss" (The "Condominium") and

WHEREAS, under the Declaration the right is reserved in the Developer to annex and add certain real property to the property described in the Declaration and thereby add to the Property subject to the Condominium, a the Declaration; and

WHEREAS, Article XX of the Declaration is the Developer's authority coupled with the provisions (Ill. Rev. Stats. Ch. 30 sec. 325) of the Act, to add on and annex to the Property (as defined in the Declaration) as portion or portions of the Development Parcel described in Exhibit "D" to the Declaration:

WHEREAS, the Developer reserved in the Declaration (Article XIX, paragraph 7) to from time to time specially amend the Declaration pursuant to the following provisions:

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7. Special Amendment. Notwithstanding any other provisions of this Declaration and By-Laws, the Developer reserves and shall have the right at any time and from time to time to record a Special Amendment to this Declaration and By-Laws to (i) conform this Declaration with the requirements of the Illinois Condominium Property Act or any Village of Palos Park Condominium Ordinance or other Ordinance regulating any aspect of the Condominium or the requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing & Urban Development, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entities which performs (or may be in the future perform) functions similar to those currently performed by such entities, (ii) to include any agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering Units, or (iii) to correct clerical or typographical errors in this Declaration, By-Laws, or any exhibit hereto or amendment thereto, or (iv) complete the data on the Plat after the improvements constructed at any time on the Parcel are completed by the Developer. In furtherance of the foregoing, each Unit Owner and each holder of a mortgage, trust deed, or Lien affecting any Unit and each Person having any other interest in the property hereby grants to the Developer an irrevocable power of attorney coupled with an interest on behalf of each Unit Owner and each such holder or person to make, sign and record on behalf of each Unit Owner and each such holder or Person any amendment described in this paragraph. Each deed, mortgage, trust deed, other evidence of obligation or other instrument affecting a Unit or the Property and the acceptance of any such instrument shall be deemed to be a grant and acknowledgement of, and a consent to the reservation of the aforescribed power of attorney to the Developer, to make, sign and record on behalf of each of the Unit Owners, holders and persons described in the paragraph any amendment described in this paragraph. The power of attorney described in this paragraph shall terminate ten (10) years from the date of recording of this Declaration and By-Laws.

NOW THEREFORE, said Developers, legal owner of the parcel of real property in Cook County, Illinois, legally described on the Plat of Survey entitled Fourteenth Amended Exhibit A attached hereto hereby makes this Declaration (hereinafter referred to as "Fourteenth Amendment to the Declaration") as do division, covenants, restrictions, limitations, conditions and usages to which the said real property and improvements may be put hereby specifying that the Fourteenth Amendment to the Declaration shall constitute covenants to run with the land and shall be binding on said Developer, its successors and assigns and all subsequent owners of all or any part of said real property and improvements, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns:

1. Developers, hereby adopts by reference and submits the said parcel to the Declaration of Condominium Ownership and By-Laws, Easements, Restriction

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tions and Covenants for "Condominiums of Edelweiss" recorded in the office of Recorder of Deeds of Cook County, Illinois on February 8, 1988 as Document #88-057454 and a First Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on July 17, 1989 as Document No. 89325017 and Second Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on December 28, 1989 as Document No. 89618204 and Third Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on February 13, 1990 as Document No. 90-070495, and the Fourth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, June 27, 1990, as Document No. 90-308146 and the Fifth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on October 24, 1990, as Document No. 90519665, and the Sixth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on December 14, 1990, as Document No. 90-609454 and the Seventh Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on March 12, 1991, as Document No. 91111111, and the Eighth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on September 24, 1991, as Document No. 91494678 and the Ninth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, December 3, 1991, as Document No. 91632925 and the Tenth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, January 22, 1992, as Document No. 92041746 and the Eleventh Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on March 10, 1992, as Document No. 92-155299 and the Twelfth Amendment to the Declaration of Condominium Ownership for "Con-

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dominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on June 9, 1992, as Document No. 92407680 and the Thirteenth Amendment to the Declaration of Condominium Ownership for "Condominiums of Edelweiss" recorded in the office of the Recorder of Deeds of Cook County, Illinois, on June 16, 1992, as Document No. 92434429, and makes said Documents a part hereof, as it sets forth herein at length.

2. Developer, pursuant to the provisions of Article XIX, paragraph 7 of the Declaration providing for Special Amendments, hereby amends Amended Exhibit A to the Declaration by substituting for and in place of Amended Exhibit A the survey now being new sheet 1 attached hereto as 14th Amended Exhibit A.

3. Developer pursuant to its rights, power and authority as provided in the Condominium Property Act of the State of Illinois and the said Declaration hereby, as the owner of the parcel described on the 14th Amended Exhibit A, adds on and annexes to the now existing Property, defined as set forth in the said Declaration, the additional property with improvements legally described on the 14th Amended Exhibit A, said added Property being a part of the Development Parcel set forth in the Declaration.

4. Developer, pursuant to the provisions of said Declaration hereby amends Second Exhibit "A" to said Declaration by adding to it Sheet 14. Upon the recording of this Fourteenth Amended Exhibit "A" to the Declaration, the property shall consist of the parcel described on the Amended Exhibit "A" to the Declaration, and the parcel described on the First Amended Exhibit "A" and the parcel described on the Second Amended Exhibit "A" and the parcel described on the Third Amended Exhibit "A" and the parcel described on the Fourth Amended Exhibit "A" and the parcel described on the Fifth Amended Exhibit "A" and the parcel described on the Sixth Amended Exhibit "A" and the parcel described on the Seventh Amended Exhibit "A" and the parcel described on the Eighth Amended Exhibit "A" and the parcel described on the Ninth Amended Exhibit "A" and the parcel described on the Tenth Amended Exhibit "A" and the parcel described on the Eleventh Amended Exhibit "A" and the parcel described on the Twelfth Amended Exhibit "A" and the parcel described on the Thirteenth Amended Exhibit "A" and the parcel described on the Fourteenth Amended Exhibit "A" attached hereto.

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5. Developer, pursuant to the provisions of said Declaration hereby amends Thirteenth Amended Exhibit "B" to said Declaration by substituting therefore the Fourteenth Amended Exhibit "B" attached hereto.


6. Developer, pursuant to the provisions of said Declaration hereby amends Thirteenth Amended "Exhibit C" by substituting therefore the Fourteenth Amended Exhibit "C" attached hereto.

7. This 14th Amendment To The Declaration shall be effective upon the date of its recording.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed this 8th day of July, 1992.

ROYAL ST. JAMES LTD.

By

 (SEAL)
JOSEPH F. CAPPARELLI, President

ATTEST:


CHARLOTTE S. AUSERMAN, Secretary

COOK COUNTY CLERK'S OFFICE

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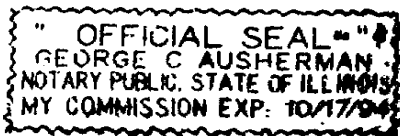
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, George C. Ausherman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSEPH F. CAPPARELLI, President of ROYAL ST. JAMES LTD. and CHARLOTTE S. AUSERMAN, Secretary of said Corporation, who are 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 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 Secretary then and there acknowledged that she, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of July, 1992.



(SEAL)

George C. Ausherman
Notary Public
My Commission Expires 10/17/94

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CONSENT OF MORTGAGE

OLD KENT BANK - CHICAGO, holder of a mortgage on the property dated July 5, 1990, and recorded July 27, 1990, as Document #90-362106, hereby consents to the execution and recording of the 14th AMENDMENT TO THE DECLARATION.

IN WITNESS WHEREOF, the said OLD KENT BANK - CHICAGO has caused this instrument to be signed by its duly authorized representatives on its behalf, all done at Chicago, Illinois on this 27 day of July, 1992.

OLD KENT BANK - CHICAGO

By: [Signature]
Its: Asst. Vice Pres.

ATTEST:

By: [Signature]

Its: VICE PRESIDENT

STATE OF ILLINOIS)
) DuPage) SS.
COUNTY OF ~~COOK~~)

I, the undersigned, a notary public in and for said county in the state aforesaid, do hereby certify that Elizabeth Koch and Thomas E. Lutz, who are personally known to me to be the persons whose names are subscribed to the above, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act on behalf of OLD KENT BANK - CHICAGO.

Given under my hand & notarial seal this 29 day of July, 1992.

[Signature]
NOTARY PUBLIC

(SEAL)



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FOURTEENTH AMENDED EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY UNDER THE

FOURTEENTH AMENDMENT TO THE DECLARATION

Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Edelweiss In The Park Unit 2, being a Subdivision of part of the East half of the Southeast Quarter of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

LEGAL DESCRIPTION OF AMENDED PARCEL ADDED TO PROPERTY

VIA THE

FOURTEENTH AMENDMENT TO THE DECLARATION

Lot 8 (except the South 93.50 feet thereof) in Edelweiss In The Park Unit 2, being a Subdivision of part of the East Half of the Southeast Quarter of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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FOURTEENTH AMENDED EXHIBIT "B"

CONDOMINIUMS OF EDELWEISS

The percentages of the undivided interests in the Common Elements allocated to each unit (which percentages shall be subject to change in the event parcels are hereinafter annexed or added to the condominium ownership, as provided in the Declaration) are as follows:

<u>UNIT NUMBER</u>	<u>GARAGE SPACE (LIMITED COMMON ELEMENT)</u>	<u>ASSIGNED STORAGE AREA (LIMITED COMMON ELEMENT)</u>	<u>PERCENTAGE OF COMMON ELEMENT INTEREST</u>
11657-101	11657-101	11657-101	1.57
11657-102	11657-102	11657-102	1.57
11657-201	11657-201	11657-201	1.57
11657-202	11657-202	11657-202	1.57
11661-101	11661-101	11661-101	1.57
11661-102	11661-102	11661-102	1.57
11661-201	11661-201	11661-201	1.57
11661-202	11661-202	11661-202	1.57
8154-101	8154-101	NONE	1.57
8154-102	8154-102	NONE	1.57
8154-201	8154-201	NONE	1.57
8154-202	8154-202	NONE	1.57
8146-101	8146-101	NONE	1.57
8146-102	8146-102	NONE	1.57
8146-201	8146-201	NONE	1.57
8146-202	8146-202	NONE	1.57
8062-101	8062-101	NONE	1.56
8062-102	8062-102	NONE	1.56
8062-201	8062-201	NONE	1.56
8062-202	8062-202	NONE	1.56
8058-101	8058-101	NONE	1.56
8058-102	8058-102	NONE	1.56
8058-201	8058-201	NONE	1.56
8058-202	8058-202	NONE	1.56
11727-101	11727-101	NONE	1.56
11727-102	11727-102	NONE	1.56
11727-201	11727-201	NONE	1.56
11727-202	11727-202	NONE	1.56
11715-101	11715-101	NONE	1.56
11715-102	11715-102	NONE	1.56
11715-201	11715-201	NONE	1.56
11715-202	11715-202	NONE	1.56

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FOURTEENTH AMENDED EXHIBIT "B"

CONDOMINIUMS OF EDELWEISS

CONTINUED

<u>UNIT NUMBER</u>	<u>GARAGE SPACE (LIMITED COMMON ELEMENT)</u>	<u>ASSIGNED STORAGE AREA (LIMITED COMMON ELEMENT)</u>	<u>PERCENTAGE OF COMMON ELEMENT INTEREST</u>
11611-101	11611-101	NONE	1.56
11611-102	11611-102	NONE	1.56
11611-201	11611-201	NONE	1.56
11611-202	11611-202	NONE	1.56
11559-101	11559-101	NONE	1.56
11559-102	11559-102	NONE	1.56
11559-201	11559-201	NONE	1.56
11559-202	11559-202	NONE	1.56
11553-101	11553-101	NONE	1.56
11553-102	11553-102	NONE	1.56
11553-201	11553-201	NONE	1.56
11553-202	11553-202	NONE	1.56
11545-101	11545-101	NONE	1.56
11545-102	11545-102	NONE	1.56
11545-201	11545-201	NONE	1.56
11545-202	11545-202	NONE	1.56
11541-101	11541-101	NONE	1.56
11541-102	11541-102	NONE	1.56
11541-201	11541-201	NONE	1.56
11541-202	11541-202	NONE	1.56
11537-101	11537-101	NONE	1.56
11537-102	11537-102	NONE	1.56
11537-201	11537-201	NONE	1.56
11537-202	11537-202	NONE	1.56
11519-101	11519-101	NONE	1.56
11519-102	11519-102	NONE	1.56
11519-201	11519-201	NONE	1.56
11519-202	11519-202	NONE	1.56
11511-101	11511-101	NONE	1.56
11511-102	11511-102	NONE	1.56
11511-201	11511-201	NONE	1.56
11511-202	11511-202	NONE	1.56
		TOTAL	100.00

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UNCONDITIONAL SUBMISSIONS OF UNITS PER DECLARATION ART. XX, PAR. 30:

Unit 11511-101, 11511-102, 11511-201, 11511-202 are hereby declared, pursuant to Declaration Article XX, Par. 30, to be unconditionally submitted to the terms of the Declaration and the Act.

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FOURTEENTH AMENDED "EXHIBIT "C"

LEGAL DESCRIPTION OF UNITS

The legal description of the individual units to be individually conveyed pursuant to the Declaration shall consist of the identifying number of each Unit as shown on the Plat attached hereto as Exhibit "A" together with a reference to the Declaration and said Plat, and showing the Document number as follows:

UNITS 11511-101, 11511-102, 11511-201, 11511-202, 11519-101, 11519-102, 11519-201, 11519-202, 11537-101, 11537-102, 11537-201, 11537-202, 11541-101, 11541-102, 11541-201, 11541-202, 11545-101, 11545-102, 11545-201, 11545-202, 11553-101, 11553-202, 11553-201, 11553-202, 11559-101, 11559-102, 11559-201, 11559-202, 11611-101, 11611-102, 11611-201, 11611-202, 11715-101, 11715-102, 11715-201, 11715-202, 11727-101, 11727-102, 11727-201, 11727-202, 8058-101, 8058-102, 8058-201, 8058-202, 8062-101, 8062-102, 8062-201, 8062-202, 8146-101, 8146-102, 8146-201, 8146-202, 8154-101, 8154-102, 8154-201, 8154-202, 11657-101, 11657-102, 11657-201, 11657-202, 11661-101, 11661-102, 11661-201, 11661-202 in CONDOMINIUMS OF EDELWEISS as delineated on a survey of the following described real estate:

Certain Lots in Edelweiss In The Park Unit 2, being a Subdivision of part of the East half of the Southeast quarter of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by ROYAL ST. JAMES LTD. an Illinois Corporation, recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document Number 88-057454 together with its undivided percentage interest in the Common Elements.