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PLAT

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7/15/93  
THIRD AMENDMENT TO THE DECLARATION

(VILLAS III - 3rd HED 7/9/93)

THIRD AMENDMENT TO THE DECLARATION  
ESTABLISHING A PLAN FOR  
CONDOMINIUM OWNERSHIP FOR  
"EAGLE RIDGE CONDOMINIUM UNIT III"  
VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS

25.30

THIS THIRD AMENDMENT, made and entered into by CLEARVIEW CONSTRUCTION CORPORATION, an Illinois corporation, for convenience hereinafter referred to as the "Developer":

WITNESS THAT:

WHEREAS, by the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for "Eagle Ridge Condominium Unit III" (hereinafter referred to as "Declaration"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 22, 1992 Document #92702267, and the FIRST AMENDMENT TO THE DECLARATION recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 92895619 and the SECOND AMENDMENT TO THE DECLARATION recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 93273306, the Developer submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as "EAGLE RIDGE CONDOMINIUM UNIT III" (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, and the Declaration; and

WHEREAS, Article XX of the Declaration is the Developer's authority, coupled with the provisions (765 ILCS 605/25) of the Act, to add on and annex to the Property (as defined in the Declaration) a portion or portions of the Development Parcel described in Exhibit "D" to the Declaration;

COOK COUNTY, ILLINOIS

93545753

This instrument prepared by:  
Harry E. De Bruyn  
DeBruyn, Taylor & De Bruyn, Ltd.  
15252 South Harlem Avenue  
Orland Park, Illinois 60462  
(708) 532-3223

General Property Address:  
17900 South and 10800 West  
Orland Park, Illinois 60462  
PIN#: 27-32-301-007  
27-32-301-009

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WHEREAS, the Developer, as the legal titleholder of the parcel submitted to the Condominium under this Third Amendment, hereby amends said Declaration pursuant to the provisions hereof.

NOW THEREFORE, said Developer, legal owner of the parcel of real property in Cook County, Illinois, legally described on the plat of survey entitled THIRD AMENDED EXHIBIT "A" attached hereto, submits said parcel of real property to the provisions of the Condominium Property Act of the State of Illinois and to the provisions of the aforesaid Declaration and hereby makes this Declaration (hereinafter referred to as Third Amendment to the Declaration) as to divisions, covenants, restrictions, limitations, conditions, and uses to which the said real property and improvements thereon may be put hereby specifying that the Third 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. Developer, hereby adopts by reference and submits the said parcel to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for "Eagle Ridge Condominium Unit III" recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 22, 1992 as Document No. 92702267 and the First Amendment to the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 92895619, and the Second Amendment to the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 93273306 and makes said documents a part hereof, as if set forth herein at length.

2. 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 fee owner of the parcel described on the Third 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 Third Amended Exhibit "A", said added Property being a part of the Development Parcel set forth in the Declaration.

3. Developer, pursuant to the provisions of the said Declaration, hereby amends Exhibit "A" to said Declaration by adding to it, pages 1 through 6 attached hereto as the Third Amended Exhibit "A." Upon the recording of this THIRD AMENDMENT TO THE DECLARATION, the Property shall consist of the parcel described on Exhibit "A" to the Declaration, the parcel described in the FIRST AMENDED EXHIBIT "A", the parcel described on the SECOND AMENDED EXHIBIT "A" and the parcel described on the THIRD AMENDED EXHIBIT "A" attached hereto.

4. Developer, pursuant to the provisions of said Declaration,

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hereby amends Exhibit "B" to said Declaration by substituting therefor the THIRD AMENDED EXHIBIT "B" attached hereto.

5. Developer, pursuant to the provisions of said Declaration, hereby amends Exhibit "C" to said Declaration by substituting therefor the THIRD AMENDED EXHIBIT "C" attached hereto.

6. This THIRD 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 14<sup>th</sup> day of JULY, 1993.

CLEARVIEW CONSTRUCTION CORPORATION,  
an Illinois Corporation, DEVELOPER

(SEAL)

By: *Peter Voss*  
PETER VOSS, President

ATTEST: *Peter Voss Jr.*  
PETER VOSS, JR., Secretary

### ACKNOWLEDGMENT


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

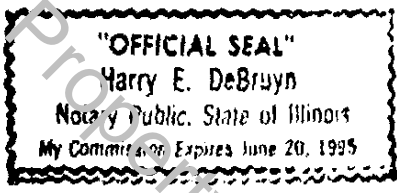
I, HARRY E. DE BRUYN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PETER VOSS, personally known to me to be the President of Clearview Construction Corporation, an Illinois corporation, and PETER VOSS, JR., personally known to me to be the Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

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GIVEN under my hand and notarial seal this 14<sup>th</sup> day of JULY, 1993.

(SEAL)

  
NOTARY PUBLIC



My Commission Expires: 6/20/95

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## THIRD AMENDED EXHIBIT "A"

### EAGLE RIDGE CONDOMINIUM UNIT III

#### LEGAL DESCRIPTION OF THE PROPERTY UNDER THE THIRD AMENDMENT TO THE DECLARATION:

##### DEVELOPMENT PARCEL 1:

That part of the Southeast Quarter of Section 32; Township 36 North; Range 12 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of the said Southeast Quarter of Section 32; thence South  $0^{\circ}-05'-34''$  East along the East line of the said Southeast Quarter of Section 32 for a distance of 1560.00 feet; thence South  $89^{\circ}-54'-26''$  West for a distance of 50.00 feet to the West line of 104th Avenue and the point of beginning; thence South  $0^{\circ}-05'-34''$  East along the said West line of 104th Avenue for a distance of 540.80 feet to a line lying 450.00 feet North of and parallel to the South line of the said Southeast Quarter of Section 32; thence North  $89^{\circ}-34'-54''$  West along the said line lying 450.00 feet North of and parallel to the Southeast Quarter of Section 32 for a distance of 544.63 feet to a line lying 594.63 feet West of and parallel to the said East line of the Southeast Quarter of Section 32; thence South  $0^{\circ}-05'-34''$  East along the said line lying 594.63 feet West of and parallel to the East line of the Southeast Quarter for a distance of 400.00 feet to the North line of 183rd Street; thence North  $89^{\circ}-34'-54''$  West along the North line of 183rd Street for a distance of 691.92 feet to the Easterly line of John Charles Drive; thence North  $0^{\circ}-25'-06''$  East along the Easterly line of John Charles Drive for a distance of 212.52 feet to a point of curvature; thence Northerly along the curved Easterly line of John Charles Drive, concave Westerly having a radius of 1202.72 feet for an arc distance of 255.43 feet to a point of tangency; thence North  $11^{\circ}-45'-00''$  West along the said Easterly line of John Charles Drive for a distance of 736.00 feet to the Southerly line of Eagle Ridge Drive; thence North  $78^{\circ}-15'-00''$  East along the said Southerly line of Eagle Ridge Drive for a distance of 601.24 feet to a point of curvature; thence Easterly along the curved Southerly line of Eagle Ridge Drive, concave Southerly, having a radius of 404.23 feet for an arc distance of 315.72 feet to a point of tangency; thence South  $57^{\circ}-00'-00''$  East along the said Southerly line of Eagle Ridge Drive for a distance of 296.87 feet to a point of curvature; thence Easterly along the curved Southerly line of Eagle Ridge Drive, concave Northerly, having a radius of 366.60 feet, for an arc distance of 211.74 feet to a point of tangency; thence North  $89^{\circ}-54'-26''$  East along the Southerly line of Eagle Ridge Drive for a distance of 67.98 feet to the point of beginning; all in Cook County, Illinois.

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## THIRD AMENDED EXHIBIT "A" (continued)

### EAGLE RIDGE CONDOMINIUM UNIT III

#### DEVELOPMENT PARCEL 2:

The North 400.00 feet of the South 450.00 feet of the West 544.60 feet of the East 594.60 feet of the Southeast Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

of which the following is the legal description of the "Property" submitted to this Declaration:

#### PARCEL 1:

That part of the Southeast Quarter of Section 32; Township 36 North; Range 12 East of the Third Principal Meridian described as follows:

Beginning at the intersection of the North line of 183rd Street and the Easterly line of John Charles Drive; thence North 0°-25'-06" East along the Easterly line of John Charles Drive for a distance of 212.52 feet to a point of curvature; thence Northerly along the curved Easterly line of John Charles Drive, concave Westerly, having a radius of 1202.72 feet for an arc distance of 255.43 feet to a point of tangency; thence North 11°-45'-00" West along the said Easterly line of John Charles Drive for a distance of 69.55 feet; thence North 81°-19'-35" East for a distance of 328.94 feet; thence South 89°-34'-54" East for a distance of 135.22 feet; thence South 44°-34'-54" East for a distance of 28.28 feet; thence South 0°-25'-06" West for a distance of 566.00 feet to the North line of 183rd Street; thence North 89°-34'-54" West along the said North line of 183rd Street to the point of beginning; all in Cook County, Illinois.

AND

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## THIRD AMENDED EXHIBIT "A" (continued)

### EAGLE RIDGE CONDOMINIUM UNIT III

#### PARCEL 2:

That part of the Southeast Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian described as follows:

Commencing at the intersection of the North line of 183rd Street and the Easterly line of John Charles Drive; thence North 0°-25'-06" East along the Easterly line of John Charles Drive for a distance of 215.52 feet to a point of curvature; thence Northerly along the curved Easterly line of John Charles Drive, concave Westerly, having a radius of 1202.72 feet for an arc distance of 255.43 feet to a point of tangency; thence North 11°-45'-00" West along the said Easterly line of John Charles Drive for a distance of 69.55 feet to the point of beginning; thence North 11°-45'-00" West along the said Easterly line of John Charles Drive for a distance of 410.45 feet to the Southerly line of Lynn Drive; thence North 78°-15'-00" East along the said Southerly line of Lynn Drive for a distance of 405.33 feet; thence South 11°-45'-00" East for a distance of 444.68 feet; thence North 89°-34'-54" West for a distance of 78.63 feet; thence South 81°-19'-35" West for a distance of 328.94 feet to the point of beginning; all in Cook County, Illinois.

AND

#### PARCEL 3:

That part of the Southeast Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian described as follows:

Commencing at the intersection of the North line of 183rd Street and the Easterly line of John Charles Drive; thence North 0°-25'-06" East along the Easterly line of John Charles Drive for a distance of 215.52 feet to a point of curvature; thence Northerly along the curved Easterly line of John Charles Drive, concave Westerly, having a radius of 1202.72 feet for an arc distance of 255.43 feet to a point of tangency; thence North 11°-45'-00" West along the said Easterly line of John Charles Drive for a distance of 69.55 feet to the point of beginning; thence North 11°-45'-00" West along the said Easterly line of John Charles Drive for a distance of 410.45 feet to the Southerly line of Lynn Drive; thence North 78°-15'-00" East along the said Southerly line of Lynn Drive for a distance of 405.33 feet; thence South 11°-45'-00" East for a distance of 444.68 feet; thence North 89°-34'-54" West for a distance of 78.63 feet; thence South 81°-19'-35" West for a distance of 328.94 feet to the point of beginning; all in Cook County, Illinois.

AND



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## THIRD AMENDED EXHIBIT "A" (continued)

### EAGLE RIDGE CONDOMINIUM UNIT III

#### PARCEL 4:

That part of the Southeast Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian described as follows:

Beginning at the intersection of the Southerly line of Eagle Ridge Drive and the Easterly line of John Charles Drive; thence North  $78^{\circ}-15'-00''$  East along the said Southerly line of Eagle Ridge Drive for a distance of 186.98 feet thence South  $11^{\circ}-45'-00''$  East for a distance of 99.48 feet; thence North  $78^{\circ}-15'-00''$  East for a distance of 25.02 feet thence South  $11^{\circ}-45'-00''$  East for a distance of 124.52 feet to the Northerly line of Lynn Drive; thence South  $78^{\circ}-15'-00''$  West along the Northerly line of Lynn Drive for a distance of 212.00 feet to the said Easterly line of John Charles Drive; thence North  $11^{\circ}-45'-00''$  West along the said Easterly line of John Charles Drive for a distance of 224.00 feet to the point of beginning; all in Cook County, Illinois.

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## THIRD AMENDED EXHIBIT "A" (continued)

### LEGAL DESCRIPTION OF AMENDED PARCEL ADDED TO PROPERTY VIA THIRD AMENDMENT TO THE DECLARATION:

That part of the Southeast Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at the intersection of the Southerly line of Eagle Ridge Drive and the Easterly line of John Charles Drive; thence North 78°-15'-00" East along the said Southerly line of Eagle Ridge Drive for a distance of 186.98 feet to the point of beginning; thence North 78°-15'-00" East along the said Southerly line of Eagle Ridge Drive for a distance of 414.65 feet to a point of curvature; thence Easterly along the curved Southerly line of Eagle Ridge Drive concave Southerly, having a radius of 404.23 feet for an arc distance of 315.72 feet to a point of tangency; thence South 57°-00'-00" East along the said Southerly line of Eagle Ridge Drive for a distance of 280.87 feet to the Westerly line of Lynn Drive; thence South 33°-00'-00" West along the said Westerly line of Lynn Drive for a distance of 108.00 feet to a point of curvature; thence Westerly along the curved Northerly line of said Lynn Drive concave Northerly, having a radius of 169.00 feet for an arc distance of 327.20 feet to a point of reverse curvature; thence Westerly along the curved Northerly line of Lynn Drive, concave Southerly, having a radius of 201.00 feet for an arc distance of 230.41 feet to a point of tangency; thence South 78°-15'-00" West along the said Northerly line of Lynn Drive for a distance of 340.08 feet; thence North 11°-45'-00" West for a distance of 124.52 feet; thence South 78°-15'-00" West for a distance of 25.02 feet; thence North 11°-45'-00" West for a distance of 99.43 feet to the point of beginning, all in Cook County, Illinois.

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## THIRD AMENDED EXHIBIT "B"

### EAGLE RIDGE CONDOMINIUM UNIT III

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 hereafter annexed or added to the condominium ownership, as provided in the Declaration) are as follows:

	<u>Unit Number</u>	<u>Percentage of Common Element Interest</u>
Building 29	122	.8899
	123	.8574
	124	.8574
	125	.8574
	126	.8899
Building 30	127	.9875
	128	.8119
	129	.8119
	130	.9875
Building 31	131	.9875
	132	.9095
	133	.9029
	134	.8704
Building 32	135	.9679
	136	.9029
	137	.9875
Building 33	138	.8899
	139	.8574
	140	.8574
	141	.8574
	142	.8899
Building 34	143	.9549
	144	.8119
	145	.9029
	146	.9615
Building 35	147	.9679
	148	.9029
	149	.8119
	150	.9875
Building 36	151	.8899
	152	.8574
	153	.8574
	154	.8899

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## THIRD AMENDED EXHIBIT "B" (continued)

### EAGLE RIDGE CONDOMINIUM UNIT III

Building 37	155	.8899
	156	.8574
	157	.8574
	158	.8899
Building 38	159	.9615
	160	.9809
	161	.9875
Building 39	162	.9875
	163	.9029
	164	.9615
Building 40	165	.9615
	166	.9029
	167	.8119
	168	.8704
Building 41	169	.8704
	170	.8119
	171	.8119
	172	.9875
Building 42	173	.9615
	174	.9095
	175	.9029
	176	.9615
Building 43	177	1.0785
	179	.9029
	181	.9095
	182	.8704
Building 44	183	.9679
	184	.9095
	185	.8119
	186	.9875
Building 45	187	.9875
	189	.9875
Building 46	190	1.0785
	191	.9029
	192	.9029
	193	.8704

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## THIRD AMENDED EXHIBIT "B" (continued)

### EAGLE RIDGE CONDOMINIUM UNIT III

	<u>Unit Number</u>	<u>Percentage of Common Element Interest</u>
Building 47	194	
	195	.8704
	196	.8119
		1.0785
Building 48	197	1.0395
	198	.9095
	199	.8119
	200	.9875
Building 49	201	.8899
	202	.8574
	203	.8574
	204	.8574
	205	.8574
	206	.8899
Building 50	207	1.0785
	208	.9809
	209	.9095
	210	.9875
Building 51	211	.8704
	212	.9095
	213	.9029
	214	.9875
Building 52	215	.9875
	216	.8119
	217	.8119
	218	.9875
Building 53	219	1.0795
	220	.9029
	221	.9095
	222	.9875
Building 54	223	.9875
	224	.9095
	225	1.0395
Building 55	226	.9679
	227	.9029
	228	.8119
	229	.9875

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## THIRD AMENDED EXHIBIT "B" (continued)

### EAGLE RIDGE CONDOMINIUM UNIT III

	<u>Unit Number</u>	<u>Percentage of Common Element Interest</u>
Building 56	230	.9615
	231	.9029
	232	.9095
	233	.9615
	TOTAL	100.0000

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## THIRD AMENDED EXHIBIT "C"

### LEGAL DESCRIPTION OF UNITS

The legal description of the individual units to be individually conveyed pursuant to this 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 this Declaration and said Plat, and showing the document number, as follows:

Units 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 181, 182, 183, 184, 185, 186, 187, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232 and 233 in EAGLE RIDGE CONDOMINIUM UNIT III, as delineated on a survey of the following described real estate: That part of the Southeast Quarter of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 92702267 together with its undivided percentage interest in the Common Elements.

This Instrument Prepared By:

Harry E. De Bruyn  
De Bruyn, Taylor & De Bruyn, Ltd.  
15252 South Harlem Avenue  
Orland Park, Illinois 60462  
(708) 532-3223

RETURN TO: Box 360