

UNOFFICIAL COPY

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93206968

PLAT

3-19-93

SEE PLAT BOOKS

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THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
GALENA AT LAKE ARLINGTON TOWNE

This Third Amendment to Declaration is made and entered into by the Lake Arlington Development Partnership, an Illinois general partnership, by its general partners, Kimball Hill, Inc., an Illinois corporation and Kimball Hill Development Company, an Illinois corporation ("Declarant").

93206968

DEPT-01 RECORDING \$135.00
T02222 TRAN 7890 03/19/93 14:25:00
#1602 * -93-206968

RECITALS

COOK COUNTY RECORDER

A. By the Declaration of Condominium Ownership for Galena at Lake Arlington Towne recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 92938309 ("Declaration"), certain real estate described in Exhibit A, attached hereto and made a part hereof was submitted to the Illinois Condominium Property Act ("Act"), said Condominium being known as the Galena of Lake Arlington Towne ("Condominium"); and

B. 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 ("Additional Property") as described on Exhibit "B", 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 Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each unit described in the said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.

PLAT WITH THIS DOCUMENT

93206968

133.00
6/19/93
[Signature]

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ENCLOSURE

OFFICE OF THE CLERK OF COOK COUNTY

111 N. LAUREL STREET, CHICAGO, ILL. 60602

TELEPHONE: (312) 744-2000

2024

PROPERTY

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

In witness whereof, Declarant has caused its name to be signed on
March 1, 1993.

LAKE ARLINGTON DEVELOPMENT PARTNERSHIP,
an Illinois general partnership,
by its general partners

Kimball Hill, Inc.

By:

David K. Hill, Jr.
David K. Hill, Jr., President

ATTEST:

93206968

Barbara G. Cooley
Barbara G. Cooley, Secretary

- and -

Kimball Hill Development Company

By:

David K. Hill, Jr.
David K. Hill, Jr., President

ATTEST:

Barbara G. Cooley
Barbara G. Cooley, Secretary

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Property of Cook County Clerk's Office

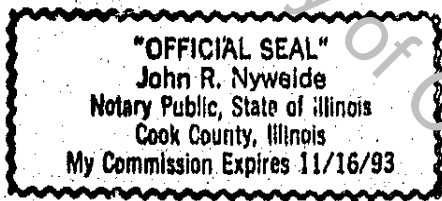
UNOFFICIAL COPY

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

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 13th day of march, 1993.





Notary Public

My commission expires 11/16/93.

SEAL

93206968

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

John R. Nyweide
HILL, STEADMAN & SIMPSON, P.C.
8500 Sears Tower
Chicago, Illinois 60606
(312) 876-0200

PIN 03-16-411-004

UNOFFICIAL COPY

COOK COUNTY CLERK

PROPERTY TAX

Property of Cook County Clerk's Office

PROPERTY OF
COOK COUNTY CLERK
PROPERTY TAX

PROPERTY

PROPERTY OF
COOK COUNTY CLERK
PROPERTY TAX

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UNOFFICIAL COPY

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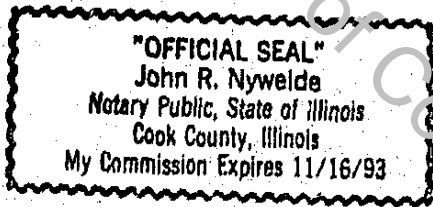
STATE OF ILLINOIS

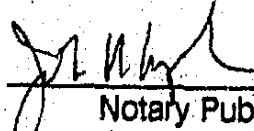
COUNTY OF COOK

SS

I, John R. Nywelde, a Notary Public in and for Cook County, Illinois, do hereby certify that David K. Hill, Jr., as President of Kimball Hill Development Company 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 1st day of March, 1993.




Notary Public

My commission expires 11/16/93.

SEAL

93205968

Cook County Clerk's Office

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Property of Cook County Clerk's Office

OFFICIAL SEAL
CLERK OF COOK COUNTY
JANUARY 1, 1831

2000-0000

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EXHIBIT A
TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
GALENA OF LAKE ARLINGTON TOWNE

The "Development Area" as defined in the Declaration is legally described as follows:

LOT 1 IN LAKE ARLINGTON TOWNE UNIT 7, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- and also described as -

LOT 1 IN FINAL PLANNED UNIT DEVELOPMENT PLAT OF LAKE ARLINGTON TOWNE UNIT 7 BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1988 AS DOCUMENT NO. 86323003 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 89203242, IN COOK COUNTY, ILLINOIS.

PIN No. 03-16-411-004

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Cook County Clerk's Office

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Property of Cook County Clerk's Office

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EXHIBIT B
TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
GALENA OF LAKE ARLINGTON TOWNE

Legal description for Additional Property:

THAT PART OF LOT 1 IN THE FINAL PLANNED UNIT DEVELOPMENT PLAT OF LAKE ARLINGTON TOWNE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1992 AS DOCUMENT NO. 92798912, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 737.30 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 53 DEGREES 31 MINUTES 10 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, 105.71 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 89 DEGREES 05 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 370.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLINE OF SAID LOT 1;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 235.00 FEET;
" NORTH 45 " 00 " 00 " EAST, 45.00 " ;
" SOUTH 90 " 00 " 00 " EAST, 55.00 " ;
" NORTH 51 " 10 " 41 " EAST, 179.36 " ;

THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, 149.03 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, 75.91 FEET TO A POINT ON A CURVED LINE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 91.00 FEET, AN ARC DISTANCE OF 27.63 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 08 DEGREES 41 MINUTES 58 SECONDS EAST, 27.53 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 163.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 87.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 72.62 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 23 DEGREES 54 MINUTES 47 SECONDS WEST, 70.53 FEET); THENCE NORTH 47 DEGREES 49 MINUTES 33 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 112.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 126.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 67.06 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 32 DEGREES 34 MINUTES 44 SECONDS WEST, 66.27 FEET); THENCE NORTH 17 DEGREES 19 MINUTES 55 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 119.27 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 224.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 71.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, 342.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS NORTH 08 DEGREES 12 MINUTES 57 SECONDS WEST, 70.98 FEET); THENCE SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 342.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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3107-17

OFFICIAL RECORDS MANAGER, CLERK OF THE CLERK OF THE COURT
101 W. WASHINGTON STREET, CHICAGO, ILL. 60601-4314

Case No. 86-110007-1, 86-110007-2, 86-110007-3, 86-110007-4, 86-110007-5, 86-110007-6, 86-110007-7, 86-110007-8, 86-110007-9, 86-110007-10, 86-110007-11, 86-110007-12, 86-110007-13, 86-110007-14, 86-110007-15, 86-110007-16, 86-110007-17, 86-110007-18, 86-110007-19, 86-110007-20, 86-110007-21, 86-110007-22, 86-110007-23, 86-110007-24, 86-110007-25, 86-110007-26, 86-110007-27, 86-110007-28, 86-110007-29, 86-110007-30, 86-110007-31, 86-110007-32, 86-110007-33, 86-110007-34, 86-110007-35, 86-110007-36, 86-110007-37, 86-110007-38, 86-110007-39, 86-110007-40, 86-110007-41, 86-110007-42, 86-110007-43, 86-110007-44, 86-110007-45, 86-110007-46, 86-110007-47, 86-110007-48, 86-110007-49, 86-110007-50, 86-110007-51, 86-110007-52, 86-110007-53, 86-110007-54, 86-110007-55, 86-110007-56, 86-110007-57, 86-110007-58, 86-110007-59, 86-110007-60, 86-110007-61, 86-110007-62, 86-110007-63, 86-110007-64, 86-110007-65, 86-110007-66, 86-110007-67, 86-110007-68, 86-110007-69, 86-110007-70, 86-110007-71, 86-110007-72, 86-110007-73, 86-110007-74, 86-110007-75, 86-110007-76, 86-110007-77, 86-110007-78, 86-110007-79, 86-110007-80, 86-110007-81, 86-110007-82, 86-110007-83, 86-110007-84, 86-110007-85, 86-110007-86, 86-110007-87, 86-110007-88, 86-110007-89, 86-110007-90, 86-110007-91, 86-110007-92, 86-110007-93, 86-110007-94, 86-110007-95, 86-110007-96, 86-110007-97, 86-110007-98, 86-110007-99, 86-110007-100

Property of Cook County Clerk's Office

86-110007-100

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(6 & 7)

EXHIBIT D
TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE GALENA AT LAKE ARLINGTON TOWNE

<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>
1-1	2.117%	6-1	2.117%
1-2	3.058	6-2	3.058
1-3	2.861	6-3	2.861
1-4	2.599	6-4	2.599
1-5	3.058	6-5	3.058
1-6	2.117	6-6	2.117
2-1	2.117	7-1	2.861
2-2	3.058	7-2	2.599
2-3	2.861	7-3	3.058
2-4	2.599	7-4	2.117
2-5	3.058		100.000%
2-6	2.117		
3-1	2.117		
3-2	3.058		
3-3	2.861		
3-4	2.599		
3-5	3.058		
3-6	2.117		
4-1	2.861		
4-2	2.599		
4-3	3.058		
4-4	2.117		
5-1	2.117		
5-2	3.058		
5-3	2.861		
5-4	2.599		
5-5	2.738		
5-6	2.117		

Property of Cook County Clerk's Office
93206903

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01/28/11

CITY OF CHICAGO

PROPERTY OF COOK COUNTY CLERK'S OFFICE
11/15/10

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1000100	0000	0000	0000	0000

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

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CONSENT OF MORTGAGEE

The undersigned, as holder of a mortgage on the Development Area hereby, consents to the execution and recording of the Declaration of Condominium Ownership for Galena at Lake Arlington Towne and agrees that said mortgage is subject to the provisions of said Declaration and the Illinois Condominium Property Act.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officer on its behalf; all done at Joliet IL, on this 14 day of December, 1992.

First Midwest Bank/Illinois, N.A.

By: [Signature]
As its: Assistant Vice President

93206308
93206308

93206308

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, the undersigned, a notary public in and for said county and state, do hereby certify that JAMES J. WEST of First Midwest Bank/Illinois, N.A. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Asst. Vice Pres., appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, as the free and voluntary act of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 14 day of DECEMBER, 1992.

Rebecca M. Powers
Notary Public

My commission expires:

" OFFICIAL SEAL "
REBECCA M. POWERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/26/94

SEAL

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STATE OF ILLINOIS
COUNTY OF COOK

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, ILL. 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

UNOFFICIAL COPY

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CONSENT OF MORTGAGEE

The undersigned, as holder of a mortgage on the Development Area hereby, consents to the execution and recording of the First and Second Amendments to the Declaration of Condominium Ownership for Galena at Lake Arlington Towne and agrees that said mortgage is subject to the provisions of said Declaration, as amended, and the Illinois Condominium Property Act.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officer on its behalf, at Joliet, Illinois on this 12 day of February, 1993.

First Midwest Bank/Illinois, N.A.

By: [Signature]
James J. West, Assistant Vice President

STATE OF ILLINOIS)
COUNTY OF WILL)

SS

93206968

I, the undersigned, a notary public in and for said county and state, do hereby certify that James J. West of First Midwest Bank/Illinois, N.A. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, as the free and voluntary act of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 12th day of February, 1993.

[Signature]
Notary Public

My commission expires:

" OFFICIAL SEAL "
REBECCA M. POWERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/26/94

SEAL

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

UNOFFICIAL COPY

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CONSENT OF MORTGAGEE

The undersigned, as holder of a mortgage on the Development Area hereby, consents to the execution and recording of the Third Amendment to the Declaration of Condominium Ownership for Galena at Lake Arlington Towne and agrees that said mortgage is subject to the provisions of said Declaration, as amended, and the Illinois Condominium Property Act.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officer on its behalf, at Joliet, Illinois on this 12th day of March, 1993.

First Midwest Bank/Illinois, N.A.

By: 
James J. West, Assistant Vice President

93206968

STATE OF ILLINOIS

COUNTY OF WILL

}
SS

I, the undersigned, a notary public in and for said county and state, do hereby certify that James J. West of First Midwest Bank/Illinois, N.A. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, as the free and voluntary act of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 12th day of March, 1993.


Notary Public

My commission expires:

" OFFICIAL SEAL "
REBECCA M. POWERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/26/94

SEAL

UNOFFICIAL COPY

INVESTIGATION REPORT

The following information was obtained from a confidential source who has provided reliable information in the past. The source has advised that the following information is true and correct to the best of his knowledge.

The source has advised that the following information is true and correct to the best of his knowledge.

Property of Cook County Clerk's Office

CONFIDENTIAL