WITH THIS DOCUMENT

AMENDMENT NO. 2

93315570

DECLARATION OF CONDONINIUM OWNERSHIP AND OF

BASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS

FOR DESTRUCTION

THE CLUB OF VILLAGE WEST TOWNHOME COMPOSITE VIEW 1768 04/28/93 13:38:00

\$2118 \$ #-- 93-315570

COOK COUNTY RECORDER

This Amendment made on April 22, 1993, by STEEL CITY NATIONAL BANK, a National Banking Association as trustee under trust agreement dated September 18, 1990 and known as trust 3184 and not individually, (the "Declarant"):

RECITALS:

A. Declerant has executed and recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for "The Club of Village West Townhome Condominium I" (the "Declaration") on January 9, 1991, as Document No. 91013487 and the first amendment to caid Declaration was executed on June 28, 1991 and recorded on June 28, 1991 as Document No. 91-318880. The Declaration as amended affected the following described real estate located in the Village of Eazel Crest, County of Cook and State of Illinois:

LOTS 2, 3, 4 and 5, IN THE CLUB TOWNHOUSES PHASE I, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 90504513 IN COOK COUNTY, ILLINOIS.

and submitted said real estate to the provision of the Illinois Condominium Property Act (the "Act").

B. In Article XIII of the Declaration, the Declarant reserved the right and power to annex, add, submit and subject to the provisions of the Act and of the Declaration any part or all of the Additional Parcel (the "Additional Parcel") as described in Exhibit C to the Declaration. Declarant now desires to exercise the rights and powers, provided in Article XIII of the Declaration to annex, add, submit and subject certain real estate, tocated within the Additional Parcel and owned by Declarant, to the provisions of the Act and of the Declaration.

NOW, THEREFORE, as the record owner of the real estate hereinafter described, pursuant to the power reserved in the Declaration to the Declarant and for the purpose above set forth, Declarant hereby amends the Declaration as follows:

- 1. Terms. If not otherwise defined herein, the terms used herein shall have the meanings set forth in the Declaration.
- 2. Added Property. The following described real estate, which is part of the Additional Parcel, is hereby annexed and added

B4387

and deline

All The Control

たい。 After En Translation (1974年) (19

The Charles are the second of the Residual Control of the Second of the

- Angle Company Comp

A control of the following the control of the contr

The second of th

STATE OF STATE

The first of the f

- Committee Committee (1997) - And Committee (1997) - Tapping (1997) - And Committee (1997) - And Committee (1 - Committee (1997) - And Committee (1997) - And Committee (1997) - And Committee (1997) - And Committee (1997)

A CONTROL OF THE CONT

「Andrew Community Co まった。 Andrew Community Community

្នាល់ ប្រធានប្រធានបញ្ជាក់បាល់ ប្រជាជាតិ ប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រ ប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្រធានប្

. P. 1999 P. P. 199 P. 1999 P. 199 P

to the Parcel and Property, and is hereby submitted and subjected to the provisions of the Act and of the Declaration as Added Property:

LOT 1 IN THE CLUB TOWNHOUSES PHASE I, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 90504513 IN COOK COUNTY, ILLINOIS.

3/-02-/02-00/
The above described Added Property is now improved with five (5) attached single family townhome buildings containing a total of five (5) residential units, which buildings are commonly known as 3601, 3602, 3605, 3607 and 3609 Robert Court, Hazel Crest, Illinois.

- 3. Amendient of Exhibit A. Exhibit A of the Declaration as amended is hereby exended by adding to said Exhibit A pages 9 and 10 of Exhibit A attached hereto.
- 4. Amendment of Exhibit B. Exhibit B of the Declaration as amended is hereby amended by substituting therefor the Exhibit B which is attached hereto. The percentage interests in the Common Elements appurtenant to the Units (including Existing Units and Added Units) are hereby shifted and reallocated as set forth in Exhibit B attached hereto.
- 5. Amendment to the Parcel. The legal description of the Parcel as shown in the Recitals on page 1 of the Declaration as amended is hereby amended by substituting therefor the following:
 - LOTS 1, 2, 3, 4 and 5, IN THE CLUB TOWNHOUSES PHASE I, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED AS DOCUMENT 90504513 IN COOK COUNTY, ILLINOIS.
- 6. Amendment to Description of Units. The description of Units as shown in Paragraph 1 of Article II of the Declaration as amended is hereby amended by substituting therefor the following:
 - Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 as delineated on survey of Lots 1, 2, 3, 4 and 5 in The Club Townhouses Phase I, being a subdivision of part of the North 1/2 of Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded as Document 90504513, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership executed by Steel City National Bank, a National Banking Association as trustee under Trust Agreement dated September 18, 1990 and known as trust \$3184, and recorded in the Office of the Recorder of Deeds, Cook

Poperty of Cook County Clerk's Office COOK COUNTY RECORDER 00'EZ\$

County, Illinois, as Document No. 91-013487 as amended by Document No. 91-318880 and Document No. 93-_____. 93315570

- 7. <u>Consent</u>. All Owners, by the Declarant, their attorney-in-fact, hereby consent to this Amendment to the Declaration, pursuant to the powers and provisions set forth in Article XIII of the Declaration.
- 8. <u>Conveyance of Additional Common Elements</u>. The Added Common Elements contained in the Added Property are hereby granted and conveyed to the Owners subject to the provisions of the Act and the Declaration.
- 9. Covenants to Run with Land. The covenants, conditions, restrictions and easements contained in the Declaration as amended by this instrument, shall run with and bind the Property including the Added Property and Added Units.
- 10. Ratification of Declaration as Amended. In all other respects the Declaration as hereby amended is ratified and confirmed and shall continue in full force and effect.
- 11. Exculpation. This Amendment is executed by Steel City National Bank as Trustee undar Trust Agreement dated September 18, 1990 and known as Trust No. 3184, in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed by every person, firm or corporation hereunder claiming any interest under this Amendment that Steel City National Bank as Trustee as aforesaid, and not personally, has joined in the execution of this Amendment, which Trustee hereby warrants that it possesses full power and authority to execute this Amendment for the sole purpose of subjecting the titleholding interest and the trust estate unlar said Trust to the terms of this Amendment as hereinabove provided; that any and all obligations duties, covenants and agreements of every nature herein set forth by Steel City National Bank, as Trustee as aforesaid, to be kept or performed, are intended to be kept, performed and discharged by the beneficiaries under said Trust or their successors, and not by Steel City National Bank, personally; and further that no duty shall rest upon Steel City National Bank, either personally or as such Trustee, to sequester trust seets, rentals, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation express or implied, arising under the terms of this Amendment, except where said Trustee is acting pursuant to direction as provided by the terms of said Trust, and after the Trustee has first been supplied with funds required for that purpose. In the event of conflict between the terms of this Paragraph 11 and of the remainder of this Amendment on any question of apparent liability or obligation resting upon said Trustee, the exculpatory provisions hereof shall be controlling.

Property of Cook County Clerk's Office

MORTGAGEE'S CONSENT

Tinley Park Bank, holder of a note secured by a mortgage on the property dated December 14, 1990 hereby consents to the execution and recording of the above and foregoing Amendment to Declaration of Condominium, and hereby submits said mortgage recorded on December 18, 1990 as Document Number 90613741 to the provisions of the above and foregoing Declaration of Condominium and the Condominium Property Act, providing that the provisions relating to sale, leasing or other alienation shall not apply to Tinley Park Bank.

IN WITNESS WHEREOF, the said Tinley Park Bank has caused this instrument to be signed by its duly authorized officers on its behalf; all done at Tinley Park, Illinois, on this dans day of 320x Coox

90313574

Attest:

Its: LOAN OPERATIONS OFFICER

(NOT MY FIRM OF TA)

{ MY confidence and the Model of

State of Illinois

County of C o o k

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DIANE R. NAGEL _and _MARY O'MEARA _, respectively of Tinley Park Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT OPERATIONS OFFICER appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 22ND day of _ OFFICIAL STAL . 1993. APRIL ELIVAR THE LE

A STATE OF THE PARTY OF THE

DOOP OF COUNTY to service to the control particle of the control to the control t

the state of the s

3315570

UNOFFICIAL COPY

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

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Marilynn J. Divine and Deborah Mieszala respectively of Steel City National Bank, a National Banking Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument s their free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of April , 1993.

Notary Public

Conto Office

My Commission Expires:

OPPICIAL SEAL
PICIELLE H. TRACZ
ROTARY PUBLIC STATE OF HARMOIS
NT CONSUMEROR EEP. MOV. 21,1994

Proberty of County Clerk's Office

sy communication Expines:

IN WITNESS WHEREOF, the Declarant Steel City National Bank, a National Banking Association as trustee under Trust Agreement dated September 18, 1990 and known as trust #3184 has caused its corporate seal to be signed to these presents by its Trust Officer and attested by its Vice President this 22nd day of April , A.D., 1993.

(corporate seal)

AS TRUSTEE UNDER TRUST AGREEMENT DATED 9/18/90 AND KNOWN AS TRUST 3184

of County Clark's Office

STEEL CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION.

Its:

315570

P.I.N.: 31-02-102-001

This Document Prepared By: JOHN G. POSTWEILER SCHREIBER, MACK & POSTWEILER 10600 West 143rd Street Orland Park, IL 60462 (708) 460-4600

Return Document To: JOHN G. POSTWEILER SCHREIBER, MACK & POSTWEILER 10600 West 143rd Street Orland Park, IL 60462 (708) 460-4600

Property of Cook County Clerk's Office

93315570

UNOFFICIAL COPY

AMENDED EXHIBIT "B"

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF

ERSEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR

THE CLUB OF VILLAGE WEST TOWNHOME COMDONINIUM I

Unit Number	PERCENTAGE INTEREST IN COMMON ELEMENTS
70.1	5.92
700	5.92
3	6.40
4 0,5	6.40
5	6.40
6	5.92
7	6.40 6.40 6.40 5.92 5.92 6.40 6.40
8	6.40
9	6.40
10	6.40
11	6.49
12	6.40
13	6.40 6.40 5.92
14	5.92
15	6.40
16	6.40
	100%

The Committee of the Co

A Section of the Company of the Comp

Property of Coot County Clert's Office

1 1

1.

UNOFFICIAL CUPY 933/5570



4-2180,93

SEE PLAT BOOKS

Probetty of Cook County Clerk's Office