

AMENDMENT TO THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP FOR

WEATHERSFIELD LAKE QUADRO HOMES CONDOMINIUM ASSOCIATION

This document is recorded for the purpose of amending the Declaration Establishing a Plan for Condominium Ownership (hereafter the "Declaration") for Weathersfield Lake Quadro Homes Condominium Association (hereinafter the "Association"), which Declaration was recorded on January 30, 1973, as Document No. 22203942 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereinafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part hereof.

This Amendment is adopted pursuant to the provisions of Section 27 of the Illinois Condominium Property Act, Illinois Compiled Statutes, Ch. 765, Par. 605-27, effective July 1, 1984. This section allows the Association to correct errors or omissions in its Declaration, By-Laws or other Condominium instrument by an amendment in order to conform to the provisions of the Condominium Property Act. The Amendment may be adopted by a vote of two-thirds (2/3) of the members of the Board of Managers unless the Board's action is rejected by a majority of the votes of the unit owners at a meeting of the unit owners duly called for that purpose by a written petition of the unit owners having twenty percent of the votes of the Association filed within the thirty days after the action of the Board to approve the amendment.

RECITAL

WHEREAS, by the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Illinois Condominium Property Act; and

WHEREAS, Section 27 and other provisions of the Illinois Condominium Property Act establish certain procedures which this condominium is required by law to follow and which the present Declaration appears to be in conflict with; and

WHEREAS, because of this potential conflict between the language of the Declaration and the Illinois Condominium Property Act, there is the potential that litigation could result, imposing needless financial expense on the Association and individual unit owners, and potentially, also calling into question the validity of the actions of the Board of Managers or of the Association; and

WHEREAS, Section 27 of the Illinois Condominium Property Act

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now provides a convenient procedure for amending the Declaration to correct omissions and other errors in the Declaration; and

WHEREAS, the Board of Managers, by a two-thirds vote of the Board, at a duly called meeting held January 17, 1994, approved this Amendment to the Declaration; and

WHEREAS, the Board has given written notice of its action to all unit owners according to the procedures set forth in the Declaration; and

WHEREAS, the unit owners failed to submit a written petition to the Board within thirty (30) days of the Board's action as required by Section 27(b)(3) of the Illinois Condominium Property Act;

NOW, THEREFORE, the Declaration Establishing a Plan for Condominium Ownership for Weathersfield Lake Quadro Homes Condominium Association is hereby amended in accordance with the text as set forth in Exhibit "B", which is attached hereto and made a party hereof.

Except as expressly provided in this Amendment, the remaining provisions of the Declaration are hereby confirmed and ratified, and shall continue in full force and effect without change.



This instrument was prepared by: THOMAS R. SMOKER
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EXHIBIT "A"

LEGAL DESCRIPTION

1. Condominium Area:

Lots 1, 2, and 3 in Weathersfield Lake Quadro Homes, being a subdivision in the Northwest Quarter of Section 21, Township 41 North, Range 10, East of the Third Principal Meridian, except that part of Lot 1 aforesaid lying Southwesterly of a line described as follows: commencing at a point in the South line of said Lot 1, 945.62 feet East of the most Southwest corner of Lot 1 aforesaid; (said point being a corner point of Lot 1 aforesaid) thence North 35 degrees 19'51" East 46.58 feet; thence North 90 degrees East 97.66 feet; thence South 2 degrees 54'58" West 156.29 feet to a point of curve, thence Southeasterly along a curve line convex Southwesterly and having a radius of 65.70 feet for a distance of 94.48 feet; thence South 10 degrees 31'29" West 149.51 feet to a point on the Southerly line of said Lot 1 (being 159.70 feet East measured along the Southerly line of said Lot 1 from the most Northwest corner of Lot 4 in Weathersfield Lake Quadro Homes, being a subdivision of the Northwest Quarter of Section 21 aforesaid and except the part of Lot 2, lying Northeasterly of a line described as follows: commencing at the intersection point of the Westerly line of Salem Drive and line 20 feet North (measured at right angles) of and parallel with the Lot line between Lots 1 and 2 thence Westerly along said parallel line (having a bearing South 89 degrees 56'40" West 131.99 feet; thence North 0 degrees 03'20" West 216.89 feet to a point on the Northerly line of Lot 2 aforesaid, all in Cook County, Illinois.

2. Added Condominium Area:

That part of Lot 1 in Weathersfield Lake Quadro Homes, being a subdivision in the Northwest Quarter of Section 21, Township 41 North, Range 10, East of the Third Principal Meridian, lying Southwesterly of a line described as follows: commencing at a point in the South line of said Lot 1, 945.62 feet East of the most Southwest corner of Lot 1 aforesaid; (said point being a corner point of Lot 1 aforesaid) thence North 35 degrees 19'51" East 46.58 feet; thence North 90 degrees East 97.66 feet; thence South 2 degrees 54'58" West 156.29 feet to a point of curve, thence Southeasterly along a curve line convex Southwesterly and having a radius of 65.70 feet for a distance of 94.48 feet; thence South 10 degrees 31'29" West 149.51 feet to a point on the Southerly line of said Lot 1 (being 159.70 feet East measured along the Southerly line of said Lot 1 from the most Northwest corner of Lot 4 in Weathersfield Lake Quadro Homes, being a subdivision of the Northwest Quarter of Section 21 aforesaid) and that part of Lot 2 in Weathersfield Lake Quadro Homes, being a subdivision in the Northwest Quarter of Section 21, Township 41 North, Range 10, East of the Third Principal Meridian, lying Northeasterly of a line described as follows: commencing at the

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EXHIBIT "A" CONTINUED

intersection point of the Westerly line of Salem Drive and Line 20 feet North (measured at right angles) of and parallel with the Lot line between Lots 1 and 2, thence Westerly along said parallel line (having a bearing South 89 degrees 56'40" West) 131.99 feet; thence North 0 degrees 3'20" West 216.89 feet to a point on the Northerly line of Lot 2 aforesaid, all in Cook County, Illinois.

3. Amended Legal Description to Read as follows:

Lots 1, 2 and 3 in Weathersfield Lake Quadro Homes, being a subdivision in the Northwest Quarter of Section 21, Township 41 North, the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT "B"

TEXT OF
THE DECLARATION ESTABLISHING A PLAN
FOR CONDOMINIUM OWNERSHIP AND BYLAWS
FOR
WEATHERSFIELD LAKE QUADRO HOMES CONDOMINIUM ASSOCIATION

1. Paragraph 9, Subparagraph (h) is hereby deleted in its entirety and replaced with the following:

9(h) That this Declaration shall not be revoked unless all of the owners and the mortgagees of all mortgages covering the units agree to such revocation by duly recorded instruments except as otherwise expressly provided in this Declaration or in the Condominium Property Act of the State of Illinois. If there is any unit owner other than the developer, this Declaration shall be amended only upon the affirmative vote of two-thirds (2/3) of those voting. No amendment to this Declaration shall change the boundaries of any unit or the undivided interest in the common elements, the number of votes in the unit owner's association, or the liability for common expenses appertaining to a unit.

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

We, the undersigned are two-thirds (2/3) of the members of the Board of Managers of the Weathersfield Lake Quadro Homes Condominium Association established by the aforesaid Declaration of Condominium Ownership. By our signatures below, we hereby consent to this Amendment to the Declaration. In witness whereof, we have signed this document and cast our votes in favor of this Amendment at a duly called meeting of the Board of Managers held on January 17, 1994.

Henry P. Schumi

Holly Scharp

P. E. J.

BOARD OF MANAGERS OF WEATHERSFIELD
LAKES QUADRO HOMES CONDOMINIUM
ASSOCIATION

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CERTIFICATE OF SECRETARY

I, PAUL E. PANNONOST, Secretary of the Weathersfield Lake Quadro Homes Condominium Association, a not-for-profit corporation incorporated under the laws of the State of Illinois, hereby certify as follows:

1. The foregoing is a full, true, and correct copy of a certain Amendment the Declaration Establishing a Plan for Condominium Ownership for the Weathersfield Lake Quadro Homes Condominium Association which Amendment was duly and regularly approved and consented to at a meeting of the Board of Managers of the corporation as required by law, and by the Declaration and By-Laws of the corporation, at the premises commonly known as Weathersfield Lake Quadro Homes, on January 17, 1994, at which meeting a quorum were present and at least two-thirds (2/3) of the members of the Board of Managers voted in favor of such Amendment.

2. The foregoing are true and correct signatures of at least two-thirds (2/3) of the members of the Board of Managers of the Weathersfield Lake Quadro Homes Condominium Association personally known to me, and that said Director executed the document in my presence as their free and voluntary act on the date set forth above for the uses and purposes therein set forth.

3. The approval of the foregoing Amendment has not been in any wise rescinded, annulled, or revoked, but is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand as such Secretary, and affixed the seal of the corporation on January 18, 1994.

BY:

[Signature]
Secretary (acting)

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