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**PLAT**

7-12-95

SEE PLAT BOOKS

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RECORDING FEE \$ 170.00  
DATE 7-12-95 COPIES 2

WHEREAS, the Developer, as the legal titleholder of the parcel submitted

Development Parcel described in Exhibit "B" to the Declaration; 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

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, by the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for "EAGLE RIDGE II CONDOMINIUMS" (hereinafter referred to as "Declaration"), recorded in the office of the Recorder of Deeds of Cook County, Illinois on October 7, 1994 Document No. 94869881, and a First Amendment recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 15, 1994 as Document No. 04049005, 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 II CONDOMINIUMS" (the "Condominium"); and

WITNESSES THAT:

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

SECOND AMENDMENT TO THE DECLARATION  
ESTABLISHING A PLAN FOR  
CONDOMINIUM OWNERSHIP FOR  
"EAGLE RIDGE II CONDOMINIUMS"  
VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS

15-30-3632

AMOUNTS IN DOLLARS  
27-32-100-001-001-0000

GENERAL PROPERTY ADDRESS:  
17900 SOUTH & 10800 WEST  
ORLAND PARK, IL 60462  
P.I.N. 27-32-100-001

DEPT-01 RECORDING \$170.00  
140012 TRAN 5145 07/12/95 11:10:00  
4536 + JM \* -95-450464  
COOK COUNTY RECORDER

AFTER RECORDING, RETURN TO:  
BOX 360

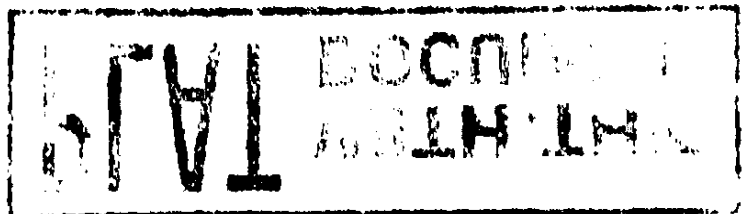
THIS DOCUMENT PREPARED BY:  
ATTORNEY HARRY E. DE BRUYN  
15252 S. HARLEM AVENUE  
ORLAND PARK, ILLINOIS 60462

PLAT WITH THIS DOCUMENT

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to the Condominium under this Second 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 SECOND 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 Second 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 Second 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 II CONDOMINIUMS" recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 7, 1994 as Document No. 94869881 and the first Amendment to said Declaration recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 15, 1994 as Document No. 04049005, and makes said documents a part hereof, as it 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 Second 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 second 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, sheets 1 through 3 attached hereto as the second Amended Exhibit "A". Upon the recording of this SECOND AMENDMENT TO THE DECLARATION, the property shall consist of the parcel described on Exhibit "A" to the Declaration and the parcel described on the SECOND AMENDED EXHIBIT "A" attached hereto.

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

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Beginning at the Northwest corner of said Lot 2; thence South 89°-45'-46" East along the southerly line of Bernard Drive for a distance of 415.81 feet; thence South 0°-21'-12" West for a distance of 410.50 feet; thence South 89°-38'-48" East for a distance of 64.52 feet; thence South 0°-21'-12" West for a distance of 47.48 feet to the southerly line of said Lot 2; thence North 89°-38'-48" West along the said southerly line of Lot 2 for a distance of

That part of Lot 2 in Eagle Ridge Estates, being a subdivision of part of the Northwest 1/4 of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows:

### PARCEL 2:

AND

Commencing at the Northwest corner of said Lot 2; thence South 89°-45'-46" East along the southerly line of Bernard Drive for a distance of 415.81 feet to the point of beginning; thence South 89°-45'-46" East continuing along the said southerly line of Bernard Drive for a distance of 212.41 feet; thence South 0°-21'-12" West for a distance of 458.41 feet; thence North 89°-38'-48" West along the southerly line of said Lot 2 and said line extended for a distance of 147.89 feet; thence North 0°-21'-12" East for a distance of 47.48 feet; thence North 89°-38'-48" West for a distance of 64.52 feet; thence North 0°-21'-12" East for a distance of 410.50 feet to the point of beginning; all in Cook County, Illinois.

That part of Lot 2 in Eagle Ridge Estates, being a subdivision of part of the Northwest 1/4 of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows:

### PARCEL 1:

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

Lot 2 in Eagle Ridge Estates, being a subdivision of part of the Northwest 1/4 of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

DEVELOPMENT PARCEL:

DECLARATION:

LEGAL DESCRIPTION OF THE PROPERTY UNDER THE SECOND AMENDMENT TO THE

EAGLE RIDGE II CONDOMINIUMS

SECOND AMENDED EXHIBIT "A"

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Beginning at the southeast corner of said Lot 2; thence North 89°-38'-48" West along the southerly line of said Lot 2 for a distance of 320.00 feet to the westerly line of said Lot 2; thence North 0°-21'-12" East along the said westerly line of Lot 2 for a distance of 316.92 feet; thence South 89°-38'-48" East for a distance of 320.00 feet to the west line of Bernard Drive; thence South 0°-21'-12" West along the said West line of Bernard Drive for a distance of 316.92 feet to the point of beginning; all in Cook County, Illinois.

That part of Lot 2 in Eagle Ridge Estates, being a subdivision of part of the Northwest 1/4 of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows:

329.41 feet; thence North 0°-14'-14" East along the said southerly line of Lot 2 for a distance of 77.39 feet; thence North 89°-45'-46" West along the said southerly line of Lot 2 for a distance of 150.00 feet to the westerly line of said Lot 2; thence North 0°-14'-14" East along the said westerly line of Lot 2 for a distance of 380.05 feet to the point of beginning; all in Cook County, Illinois.

AND

PARCEL 31

EAGLE RIDGE II CONDOMINIUMS

SECOND AMENDED EXHIBIT "A" (CONTINUED)

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That part of Lot 2 in Eagle Ridge Estates, being a subdivision of part of the Northwest 1/4 of Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows:

Beginning at the southeast corner of said Lot 2; thence North 89°-38'-48" West along the southerly line of said Lot 2 for a distance of 320.00 feet to the westerly line of said Lot 2; thence North 0°-21'-12" East along the said westerly line of Lot 2 for a distance of 316.92 feet; thence South 89°-38'-48" East for a distance of 320.00 feet to the west line of Bernard Drive; thence South 0°-21'-12" West along the said west line of Bernard Drive for a distance of 316.92 feet to the point of beginning; all in Cook County, Illinois.

**LEGAL DESCRIPTION OF AMENDED PARCEL ADDED TO PROPERTY VIA SECOND AMENDMENT TO THE DECLARATION;**

**EAGLE RIDGE II CONDOMINIUMS**

**SECOND AMENDED EXHIBIT "A" (CONTINUED)**



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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:

## EAGLE RIDGE II CONDOMINIUMS

### SECOND AMENDED EXHIBIT "B"

Percentage of Common Element Interest

Unit Number & Garage Unit Number

1.2514	Unit 1A and Garage 1A
1.2514	Unit 2A and Garage 2A
1.1628	Unit 3A and Garage 3A
1.1074	Unit 1B and Garage 1B
1.1074	Unit 2B and Garage 2B
1.2293	Unit 3B and Garage 3B
1.1406	Unit 1C and Garage 1C
1.1074	Unit 2C and Garage 2C
1.2293	Unit 3C and Garage 3C
1.1406	Unit 1D and Garage 1D
1.2514	Unit 2D and Garage 2D
1.2514	Unit 3D and Garage 3D





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Unit Number & Garage Unit Number	Percentage of Common Element Interest
Unit 1A and Garage 1A	1.2514
Unit 2A and Garage 2A	1.2514
Unit 3A and Garage 3A	1.1628
Unit 1B and Garage 1B	1.1074
Unit 2B and Garage 2B	1.2293
Unit 3B and Garage 3B	1.1406
Unit 1C and Garage 1C	1.1074
Unit 2C and Garage 2C	1.2293
Unit 3C and Garage 3C	1.1406
Unit 1D and Garage 1D	1.2514
Unit 2D and Garage 2D	1.2514
Unit 3D and Garage 3D	1.1628

SECOND AMENDED EXHIBIT "B" (continued)  
EAGLE RIDGE II CONDOMINIUMS

Building 2

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Unit Number & Garage Unit Number	Percentage of Common Element Interest
Unit 1A and Garage 1A	1.2514
Unit 2A and Garage 2A	1.2514
Unit 3A and Garage 3A	1.1628
Unit 1B and Garage 1B	1.1074
Unit 2B and Garage 2B	1.2293
Unit 3B and Garage 3B	1.1406
Unit 1C and Garage 1C	1.1074
Unit 2C and Garage 2C	1.2293
Unit 3C and Garage 3C	1.1406
Unit 1D and Garage 1D	1.2514
Unit 2D and Garage 2D	1.2514
Unit 3D and Garage 3D	1.1628

Unit Number & Garage Unit Number

Percentage of Common Element Interest

BUILDING 7

EAGLE RIDGE II CONDOMINIUMS

SECOND AMENDED EXHIBIT "B" (continued)

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Percentage of Common Element Interest

Unit Number & Garage Unit Number

Building B

EAGLE RIDGE II CONDOMINIUMS

SECOND AMENDED EXHIBIT "B" (continued)

1.2514	Unit 1A and Garage 1A
1.2514	Unit 2A and Garage 2A
1.1628	Unit 3A and Garage 3A
1.1074	Unit 1B and Garage 1B
1.2293	Unit 2B and Garage 2B
1.1406	Unit 3B and Garage 3B
1.1074	Unit 1C and Garage 1C
1.2293	Unit 2C and Garage 2C
1.1406	Unit 3C and Garage 3C
1.2514	Unit 1D and Garage 1D
1.2514	Unit 2D and Garage 2D
1.1628	Unit 3D and Garage 3D

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<u>Unit Number &amp; Garage Unit Number</u>	<u>Percentage of Common Element Interest</u>
Unit 1A and Garage 1A	1.2514
Unit 2A and Garage 2A	1.2514
Unit 3A and Garage 3A	1.1628
Unit 1B and Garage 1B	1.1074
Unit 2B and Garage 2B	1.2293
Unit 3B and Garage 3B	1.1406
Unit 1C and Garage 1C	1.1074
Unit 2C and Garage 2C	1.2293
Unit 3C and Garage 3C	1.1406
Unit 1D and Garage 1D	1.2514
Unit 2D and Garage 2D	1.2514
Unit 3D and Garage 3D	1.1628

SECOND AMENDED EXHIBIT "B" (continued)  
 EAGLE RIDGE II CONDOMINIUMS  
 Building 9

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Unit Number & Garage Unit Number	Percentage of Common Element Interest
Unit 1A and Garage 1A	1.2514
Unit 2A and Garage 2A	1.2514
Unit 3A and Garage 3A	1.1628
Unit 1B and Garage 1B	1.1074
Unit 2B and Garage 2B	1.2293
Unit 3B and Garage 3B	1.1406
Unit 1C and Garage 1C	1.1074
Unit 2C and Garage 2C	1.2293
Unit 3C and Garage 3C	1.1406
Unit 1D and Garage 1D	1.2514
Unit 2D and Garage 2D	1.2514
Unit 3D and Garage 3D	1.1628

SECOND AMENDED EXHIBIT "B" (continued)  
 EAGLE RIDGE II CONDOMINIUMS  
 Building 10

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Percentage of Common Element Interest	Unit Number & Garage Unit Number
1.2514	Unit 1A and Garage 1A
1.2514	Unit 2A and Garage 2A
1.1628	Unit 3A and Garage 3A
1.1074	Unit 1B and Garage 1B
1.2293	Unit 2B and Garage 2B
1.1406	Unit 3B and Garage 3B
1.1074	Unit 1C and Garage 1C
1.2293	Unit 2C and Garage 2C
1.1406	Unit 3C and Garage 3C
1.2514	Unit 1D and Garage 1D
1.2514	Unit 2D and Garage 2D
1.1628	Unit 3D and Garage 3D
100.0000%	TOTAL

BUILDING 11

EAGLE RIDGE II CONDOMINIUMS

SECOND AMENDED EXHIBIT "B" (continued)

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(708) 532-3223

Orland Park, IL 60462

15252 South Harlem Avenue

HARRY E. DE BRUYN, Attorney at Law

This instrument prepared by:

percentage interest in the common elements. Illinois as Document Number 94869881 together with its undivided

Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of

North, Range 12 East of the Third Principal Meridian, Cook County, a subdivision of part of the Northwest 1/4 of Section 32, Township 36

following described real estate: lot 2 in Eagle Ridge Estates, being in Eagle Ridge II Condominiums as delineated on a survey of the

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 11 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 10 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 9 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 8 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 7 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 6 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 5 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 4 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 3 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 2 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

Garage Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and BUILDING 1 - Units 1A, 2A, 3A, 1B, 2B, 3B, 1C, 2C, 3C, 1D, 2D, 3D, and

number, as follows: 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

## LEGAL DESCRIPTION OF UNITS

## EAGLE RIDGE II CONDOMINIUMS

## SECOND AMENDED EXHIBIT "C"

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