

UNOFFICIAL COPY

95286089

PLAT

5-10495

SEE PLAT BOOKS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

95286089 2 9 3 0 8 1

PLAT WITH THIS DOCUMENT

DEPT-01 RECORDING \$129.00
T42222 TRAN 8675 05/01/95 15:22:00
#8864 + KB *-95-286089
COOK COUNTY RECORDER

**FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS FOR
COVENTRY PARK CONDOMINIUM ASSOCIATION**

THIS FOURTH AMENDMENT is made and entered into this 25th day of April, 1995, by COLE TAYLOR BANK, as Trustee under Trust Agreement dated October 29, 1993 and known as Trust No. 93-4190 (hereinafter referred to as "Trustee").

WITNESSETH:

95286089

WHEREAS, Trustee recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Coventry Park Condominium Association (the "Declaration") with the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1994 as Document No. 04074188, thereby submitting certain real estate, together with the improvements thereon, to the provisions of the Illinois Condominium Property Act, such real estate being legally described in Schedule A attached hereto and made a part hereof; and

WHEREAS, pursuant to Article 12 of the Declaration, Trustee reserved the right, within seven (7) years of the date of recording of the Declaration, to annex and add all or any portion of the Future Development Parcel to the Parcel and Property;

WHEREAS, subsequent to the recording of the Declaration, Trustee has recorded amendments to the Declaration to add portions of the Future Development Parcel (as legally described in Schedule B attached hereto and made a part hereof) to the condominium;

WHEREAS, pursuant to this Amendment, Trustee desires to submit the Additional Parcel (as legally described in Schedule C attached hereto and made a part hereof) to the condominium in compliance with the terms of Article 12 of the Declaration; and

RECORDING FEE \$ 129.00
DATE 5-1-95 COPIES 6
OK [Signature]

Prepared by ~~and Return to:~~
Mark S. Friedman
Friedman & Sinur
200 West Madison St., Ste. 2500
Chicago, Illinois

RETURN TO: Box 15
TICOR TITLE INSURANCE
203 N. LaSALLE, STE. 1400
CHICAGO, IL 60601
RE: 316126

UNOFFICIAL COPY

0 3 2 0 5 0 9 7

NOW, THEREFORE, Trustee declares as follows:

1. Exhibit A to the Declaration shall be amended to add Exhibit A-5 attached hereto and made a part hereof.
2. Exhibit B to the Declaration shall be deleted in its entirety and replaced with the Exhibit B attached hereto and made a part hereof.
3. Exhibit D to the Declaration shall be amended to: (i) replace the first page of the Plat of Survey with the first page attached hereto as Exhibit D and made a part hereof; and (ii) add pages 11 and 12 to Exhibit D of the Plat of Survey attached hereto as Exhibit D and made a part hereof.
4. All other terms and provisions of the Declaration shall remain in full force and effect.
5. The terms used herein shall have the same definitions as set forth in the Declaration to the extent such terms are defined therein.
6. It is expressly understood and agreed, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of the Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by the Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Cole Taylor Bank, or any of the beneficiaries under said trust agreement, on account of this instrument or on account of any representation, covenant, undertaking, warranty, or agreement of the Trustee in this instrument contained either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Trustee has caused its name to be signed to these presents on the day and year first above written.

COLE TAYLOR BANK, as Trustee as aforesaid and not individually

By: Martin S. Edwards
Its: Vice President

ATTEST:

[Signature]
Its: TRUST OFFICER

95286089

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MARITZA CASTILLO, a Notary Public in and for said County and State, do hereby certify that MARTIN B. EDWARDS and KENNETH M. PIKUT of COLE TAYLOR BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and TRUST 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; and the said TRUST OFFICER did also then and there acknowledge that they, as custodians of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as their own 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 28th day of April, 1995.

Maritza Castillo
Notary Public



Property of Cook County Clerk's Office

95256089

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

Bank of America Illinois (f/k/a Continental Bank) (the "Bank"), holder of a Mortgage, Assignment of Rents and Security Agreement ("Mortgage") on the Additional Parcel dated August 8, 1994 and recorded August 11, 1994 as Document Number 94714835 hereby consents to the execution and recording of the Fourth Amendment to Declaration of Condominium Ownership and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at _____ on this 25th day of April, 1995.

BANK OF AMERICA ILLINOIS (f/k/a Continental Bank)

By: Jane M. Okarski

Its: VICE President

ATTEST:

By: Monique Thompson

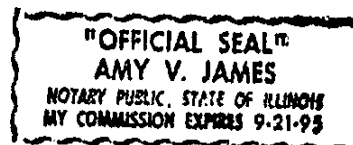
Its: Banking Officer

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Amy V. James, a Notary Public in and for said County and State, do hereby certify that Jane M. Okarski and Monique Thompson as Vice President and Banking Officer, respectively, of Bank of America Illinois 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 25 day of April, 1995.

Amy V. James
Notary Public



UNOFFICIAL COPY

9 5 2 0 3 0 3 1

SCHEDULE A

LOTS 4, 6 AND 7 IN COVENTRY PARK PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1994 AS DOCUMENT NO. 94787748 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

9528c039

UNOFFICIAL COPY

SCHEDULE B

LOTS 5, 8, 9, 10, 11, 12, 13 AND 14 AND OUTLOT C IN COVENTRY PARK PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1994 AS DOCUMENT NO. 94787748 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

95286089

UNOFFICIAL COPY

SCHEDULE C

LOTS 15, 16 AND 17 AND OUTLOT D IN COVENTRY PARK PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1994 AS DOCUMENT NO. 94787748 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

68099256

UNOFFICIAL COPY

9 5 2 0 1 0 3 0

EXHIBIT A-5

LEGAL DESCRIPTION

UNITS 5-015/0121, 5-015/0222, 5-015/0321, 5-015/0422, 5-016/0121, 5-016/0222, 5-016/0321, 5-016/0422, 5-017/0121, 5-017/0222, 5-017/0323, 5-017/0421 AND 5-017/0522 IN COVENTRY PARK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS AND OUTLOTS IN COVENTRY PARK PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1994 AS DOCUMENT NO. 94787748,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR COVENTRY PARK CONDOMINIUM ASSOCIATION RECORDED DECEMBER 27, 1994, AS DOCUMENT NO. 04074188, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

P.I.N. 02-24-203-003
02-24-203-005
02-24-211-008
02-24-202-003

ADDRESSES: 1513-21 E. Chivalry Court, Palatine, Illinois
1529-35 E. Chivalry Court, Palatine, Illinois
1543-49 E. Chivalry Court, Palatine, Illinois

95288089

UNOFFICIAL COPY

EXHIBIT B 9 7 2 0 0 0 0
TO

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR CONVENTRY PARK CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

STAGE	BUILDING	UNIT	PHASE 1-5	MINIMUM PERCENT
4	13	4-013/0124	1.91408%	0.49031%
4	13	4-013/0222	1.63305%	0.41832%
4	13	4-013/0323	1.82552%	0.46762%
4	13	4-013/0421	1.57048%	0.40228%
4	14	4-014/0122	1.63305%	0.41832%
4	14	4-014/0223	1.82552%	0.46762%
4	14	4-014/0321	1.57048%	0.40228%
5	15	5-015/0121	1.57048%	0.40229%
5	15	5-015/0222	1.63305%	0.41832%
5	15	5-015/0321	1.57048%	0.40229%
5	15	5-015/0422	1.63305%	0.41832%
5	16	5-016/0121	1.57047%	0.40229%
5	16	5-016/0222	1.63305%	0.41832%
5	16	5-016/0321	1.57047%	0.40229%
5	16	5-016/0422	1.63305%	0.41832%
5	17	5-017/0121	1.57048%	0.40229%
5	17	5-017/0222	1.63305%	0.41832%
5	17	5-017/0323	1.82552%	0.46762%
5	17	5-017/0421	1.57048%	0.40229%
5	17	5-017/0522	1.63305%	0.41832%

9526-039

UNOFFICIAL COPY

EXHIBIT B TO

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR CONVENTRY PARK CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

PHASE	BUILDING	UNIT	PHASE 1-3	MINIMUM PERCENT
1	6	1-006/0124	1.91408%	0.49031%
1	6	1-006/0222	1.63305%	0.41832%
1	6	1-006/0323	1.82552%	0.46762%
1	6	1-006/0421	1.57047%	0.40228%
1	7	1-007/0124	1.91408%	0.49031%
1	7	1-007/0222	1.63305%	0.41832%
1	7	1-007/0323	1.82552%	0.46762%
1	7	1-007/0421	1.57048%	0.40228%
1	7	1-007/0524	1.91408%	0.49031%
1	4	1-004/0124	1.91408%	0.49031%
1	4	1-004/0222	1.63305%	0.41832%
1	4	1-004/0323	1.82552%	0.46762%
1	4	1-004/0421	1.57048%	0.40228%
2	5	2-005/0122	1.63305%	0.41832%
2	5	2-005/0223	1.82552%	0.46762%
2	5	2-005/0321	1.57048%	0.40229%
2	8	2-008/0124	1.91408%	0.49031%
2	8	2-008/0222	1.63305%	0.41832%
2	8	2-008/0323	1.82552%	0.46762%
2	8	2-008/0421	1.57048%	0.40229%
2	8	2-008/0524	1.91408%	0.49031%
2	9	2-009/0121	1.57048%	0.40229%
2	9	2-009/0222	1.63305%	0.41832%
2	9	2-009/0323	1.82552%	0.46762%
2	9	2-009/0421	1.57048%	0.40229%
2	9	2-009/0522	1.63305%	0.41832%
3	10	3-010/0124	1.91408%	0.49031%
3	10	3-010/0222	1.63305%	0.41832%
3	10	3-010/0323	1.82552%	0.46762%
3	10	3-010/0421	1.57048%	0.40229%
3	11	3-011/0124	1.91408%	0.49031%
3	11	3-011/0222	1.63305%	0.41832%
3	11	3-011/0323	1.82552%	0.46762%
3	11	3-011/0421	1.57048%	0.40229%
3	12	3-012/0121	1.57048%	0.40229%
3	12	3-012/0222	1.63305%	0.41832%
3	12	3-012/0323	1.82552%	0.46762%
3	12	3-012/0421	1.57048%	0.40229%
3	12	3-012/0522	1.63305%	0.41832%

952860039

UNOFFICIAL COPY

0 3 2 0 0 0 0 0

EXHIBIT D
PLAT OF SURVEY

Property of Cook County Clerk's Office

95286089