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PLAT

6-5-95

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PLAT WITH THIS DOCUMENT

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75-30-101 L

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR CRYSTAL CREEK CONDOMINIUMS AND DECLARATION OF BYLAWS FOR THE CRYSTAL CREEK CONDOMINIUM ASSOCIATION AN ILLINOIS NOT-FOR-PROFIT CORPORATION

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR CRYSTAL CREEK CONDOMINIUMS AND DECLARATION OF BYLAWS FOR THE CRYSTAL CREEK CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION is made and entered into by FIRST UNITED BANK UNDER TRUST AGREEMENT DATED FEBRUARY 6, 1995 AND KNOWN AS TRUST NO. 1711 (The "Declarant")

DEPT-01 RECORDINGS \$94.00
T#0012 TRAN 08:10 06/06/96 10:39:00
#3584 CG *-96-430829
COOK COUNTY RECORDER

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for CRYSTAL CREEK CONDOMINIUMS and Declaration of Bylaws for THE CRYSTAL CREEK CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 94830869, STATE BANK OF COUNTRYSIDE, AGREEMENT DATED MARCH 15, 1993 AND KNOWN AS TRUST NO. 92-1268, submitted certain real estate (the "Property") to the provisions of the Declaration of said Condominium development being known as CRYSTAL CREEK CONDOMINIUM ASSOCIATION (the "Condominiums"); and

WHEREAS, BY ARTICLE XII of the Declaration the right is reserved in the Developer, REGAN DEVELOPMENT, INC. to annex and add certain real property to the Property described in the Declaration and thereby add to the Condominiums; and

WHEREAS, FIRST UNITED BANK UNDER TRUST AGREEMENT DATED FEBRUARY 6, 1995 AND KNOWN AS TRUST NO. 1711, as the legal title holder of the Property to be annexed and as the Developer wishes to so annex and add to said Property and thereby submit to the Declaration as a part of the Condominiums the following real property (the "Additional Property"):

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THE WEST 95.00 FEET OF LOT 10 IN CRYSTAL CREEK PHASE 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

27-23-100-010

PROPERTY ADDRESS: 16056 - 16060 CRYSTAL CREEK DRIVE ORLAND PARK, ILLINOIS

Table with 2 columns and 4 rows. Row 1: F, A. Row 2: [blank], [blank]. Row 3: [blank], [blank]. Row 4: [blank], [blank].

Handwritten initials in a circle: MAM

Box-333

1 See exoneration provision here to and made a part hereof. RECORDING FEE \$ 94.00 DATE 4/6/96 COPIES 6 OK JM

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PIN: 27-23-200-009 PIQ & OP

which property is described in Exhibit "C" to the said Declaration as Additional Property; and

WHEREAS, the Additional Property is now improved with one (1) building, containing twelve (12) units making a total of twelve (12) additional units as defined in the Declaration.

NOW, THEREFORE, FIRST UNITED BANK UNDER TRUST AGREEMENT DATED FEBRUARY 6, 1995 AND KNOWN AS TRUST NO. 1711 for the purpose 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 the Declaration and Declarant hereby declares that the additional property shall be held, sold and conveyed subject to the party wall rights, covenants, conditions, easements and restrictions contained in the Declaration all of which shall run with the land and be binding on all parties having or acquiring any right, title or interest therein or any part thereof, and shall insure to the benefit of each Owner thereof.
2. The Plat attached to the Declaration showing the boundaries of the Property and delineating and describing the Units contained therein, is hereby amended and supplemented by the addition of one (1) page attached hereto showing the boundaries of the annexed Property and describing the additional units contained in said annexed Property. The Second Amended Exhibit "B" is deleted and "The Third Amended Exhibit "B" is hereby incorporated into the Declaration.
3. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.
4. It is expressly understood and agreed, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements of said Declarant are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Declarant personally, but are made and intended for the purposes of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Declarant not in its own right, but solely in the exercise of the powers conferred upon it as Trustee, as aforesaid, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against FIRST UNITED BANK or any of the beneficiaries under the Trust Agreement, on account of this instrument or on account of any representation,

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covenant, undertaking or agreement of said Declarant in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. It is understood and agreed by the parties hereto, anything to the contrary notwithstanding, that the Declarant will act only on the direction of the beneficiaries.

FIRST UNITED BANK
UNDER TRUST AGREEMENT DATED FEBRUARY
6, 1995 AND KNOWN AS TRUST NO. 1711

BY: 
W. Anthony Kopp, Sr. Vice President

ATTEST:


Robert J. Kennedy, Vice President

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that W. Anthony Kopp, Senior, ^{Vice President} ~~President~~ of FIRST UNITED BANK, and Robert J. Kennedy, ^{Vice President} ~~President~~ Trust Officer of said Bank, who subscribed to the foregoing instrument as such ~~Trust Officer~~ ^{Sr. Vice President} and ~~Assistant Trust Officer~~, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the ~~Assistant Trust Officer~~ ^{Vice President} then and there acknowledged that she as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as her own free and voluntary act and as the free and voluntary act of said bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of May, 1996

"OFFICIAL SEAL"
Russella Sharples
Notary Public, State of Illinois
My Commission Expires 03/14/98

Russella Sharples
NOTARY PUBLIC

My commission expires:
March 14, 1996

REGAN DEVELOPMENT, INC.
BY: Michael J. Regan
Michael J. Regan, President

ATTEST:
Dominic A. Regan
Dominic A. Regan, Secretary

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

I, Mary Ellen Bowers, a Notary Public in and for said County and State, do hereby certify that Michael J. Regan, PRESIDENT and Dominic A. Regan, SECRETARY, respectively, of REGAN DEVELOPMENT, INC., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, 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 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of MAY, 1996.


NOTARY PUBLIC

My commission expires:

30 APRIL 2000



This instrument prepared by and should be mailed to:

JOHN C. GRIFFIN
10001 S. Roberts Road
Palos Hills, Illinois 60465
(708) 598-6800

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THIRD AMMENDMENT

EXHIBIT B

Unit Number	% Interest Common Elements
10632 1A	2.09000%
16032 2A	2.08875%
16032 3A	1.98000%
16032 1B	1.80020%
16032 2B	2.07000%
16032 3B	1.96000%
16036 1A	2.09000%
16036 2A	2.08875%
16036 3A	1.98000%
16036 1B	1.80020%
6036 2B	2.07000%
16036 3B	1.96000%
G 1	.11050%
G 2	.11050%
G 3	.11050%
G 4	.11050%
G 5	.11050%
G 6	.11050%
G 7	.11050%
G 8	.11050%
G 9	.11050%
G 10	.11050%
G 11	.11050%
G 12	.11050%
16040 1A	2.09000%
16040 2A	2.08875%
16040 3A	1.98000%
16040 1B	1.80020%
16040 2B	2.07000%
16040 3B	1.96000%
16044 1A	2.09000%
16044 2A	2.08875%
16044 3A	1.98000%
16044 1B	1.80020%
16044 2B	2.07000%
16044 3B	1.96000%
G 13	.11050%
G 14	.11050%
G 15	.11050%
G 16	.11050%
G 17	.11050%
G 18	.11050%
G 19	.11050%
G 20	.11050%
G 21	.11050%
G 22	.11050%
G 23	.11050%
G 24	.11050%

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See exoneration provision attached
hereto and made a part hereof.

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Unit	% Interest Common Elements
16048 1A	2.09000%
16048 2A	2.08875%
16048 3A	1.98000%
16048 1B	1.80020%
16048 2B	2.07000%
16048 3B	1.96000%
16052 1A	2.09000%
16052 2A	2.08875%
16052 3A	1.98000%
16052 1B	1.80020%
16052 2B	2.07000%
16052 3B	1.96000%
G 25	.11050%
G 26	.11050%
G 27	.11050%
G 28	.11050%
G 29	.11050%
G 30	.11050%
G 31	.11050%
G 32	.11050%
G 33	.11050%
G 34	.11050%
G 35	.11050%
G 36	.11050%
G 37	.11050%
16056 1A	2.09000%
16056 2A	2.08875%
16056 3A	1.98000%
16056 1B	1.80020%
16056 2B	2.07000%
16056 3B	1.96000%
16060 1A	2.09000%
16060 2A	2.08875%
16060 3A	1.98000%
16060 1B	1.80010%
16060 2B	2.07000%
16060 3B	1.96000%
Total	100.00000%

See exoneration provision attached
hereto and made a part hereof.

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EXONERATION CLAUSE - MISCELLANEOUS INSTRUMENTS

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreement by the Trustee or for the purpose or with the intention of binding said trustee personally but are made and intended for the purpose of binding only that portion of this trust property specifically described herein, and this instrument is executed and delivered by said 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 the First United Bank or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representations, covenant, undertaking or agreement the said Trustee, whether or not in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

DATE: May 31, 1996

FIRST UNITED BANK
not individually, but solely as Trustee
under Trust Number 1711

BY: 

Trust Officer

W. Anthony Kopp, Senior Vice President

See exoneration provision attached
hereto and a...

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