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10-21-96

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DEPT-01 RECORDING \$45.00
T42222 TRAN 7359 10/21/96 16:22:00
#8945 + KR # -96-799381
COOK COUNTY RECORDER
DEPT-10 PENALTY \$42.00

PLAT WITH THIS DOCUMENT

**SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
COUNTRY CLUB VILLAS AT 903 ROY CONDOMINIUM**

This instrument was prepared by and
mail to:

Herbert A. Kessel
Beermann, Swerdlove, Woloshin,
Barezky, Becker, Genin & London
161 North Clark Street, #2600
Chicago, Illinois 60601-3221
312/621-9700

RETURN TO: Box 15
TICOR TITLE INSURANCE
203 N. LaSALLE, STE. 1400
CHICAGO, IL 60601
RE 337004 (Sra)

T. 45.00
P. 42.00

87.00

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SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR COUNTRY CLUB VILLAS AT ROB ROY CONDOMINIUM

This Second Amendment to that certain Declaration of Condominium Ownership for Country Club Villas at Rob Roy Condominium Association, Cook County, Illinois, recorded with the Recorder of Deeds of Cook County, Illinois on June 3, 1996, as Document No. 96414870, as amended from time to time, (the "Declaration"), is executed by Country Club Villas at Rob Roy L.L.C., an Illinois limited liability company ("Declarant").

WITNESSETH

WHEREAS, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois (the "Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, in Article 12 of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

WHEREAS, the Declarant, pursuant to Article 12 of the Declaration, desires to annex and add to the "Property" (as defined in the Declaration), and to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A", attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein; and

WHEREAS, the Additional Parcel is a portion of the Future Development Parcel as described in the Declaration; and

WHEREAS, the Additional Parcel is now improved with two (2) apartment buildings, consisting of eleven (11) residential units; and

WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto).

NOW, THEREFORE, the Declarant, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

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1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.

2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby amended by adding thereto the Plat of Survey, attached hereto and by this reference made a part hereof.

3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B", attached hereto and by this reference made a part hereof, is submitted in lieu thereof.

4. All the unit owners and mortgage holders, by the Declarant, hereby consent to this Second Amendment to the Declaration pursuant to the power set forth in Article 12 of the Declaration.

5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Second Amendment and the Declaration, this Second Amendment shall control.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 16th day of October, 1996.

COUNTRY CLUB VILLAS AT ROB ROY
L.L.C., an Illinois limited liability company

By: _____

Its: _____

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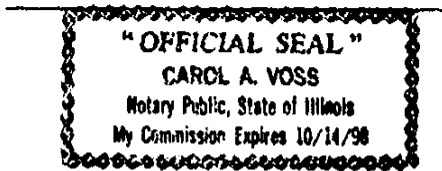
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol A Voss, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that Wynne Martini as President of Country Club Villas at Rob Roy, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 16th day of October, A.D., 1996

Carol A Voss
Notary Public

My Commission Expires:



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EXHIBIT A

TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR COUNTY CLUB VILLAS AT ROB ROY CONDOMINIUM

THAT PART OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF THE COUNTRY CLUB VILLAS AT ROB ROY BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°59'20" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 724.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°11'45" WEST, A DISTANCE OF 181.53 FEET; THENCE SOUTH 89°59'20" EAST, A DISTANCE OF 194.00 FEET; THENCE SOUTH 00°00'40" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 06°34'20" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 24°43'45" EAST, A DISTANCE OF 30.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°59'20" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 175.00 FEET TO THE PLACE OF BEGINNING; CONTAINING 0.73 ACRES OF LAND MORE OR LESS.

THAT PART OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF THE COUNTRY CLUB VILLAS AT ROB ROY BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°59'20" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 540.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'40" EAST, A DISTANCE OF 148.75 FEET; THENCE NORTH 75°25'38" EAST, A DISTANCE OF 116.41 FEET; THENCE SOUTH 89°59'20" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 11°11'45" EAST, A DISTANCE OF 181.53 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°59'20" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 183.94 FEET TO THE PLACE OF BEGINNING; CONTAINING 0.64 ACRES OF LAND.

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Common addresses:

644 Concord Way, Prospect Heights, Illinois
646 Concord Way, Prospect Heights, Illinois
648 Concord Way, Prospect Heights, Illinois
650 Concord Way, Prospect Heights, Illinois
652 Concord Way, Prospect Heights, Illinois
654 Concord Way, Prospect Heights, Illinois

656 Concord Way, Prospect Heights, Illinois
658 Concord Way, Prospect Heights, Illinois
660 Concord Way, Prospect Heights, Illinois
662 Concord Way, Prospect Heights, Illinois
664 Concord Way, Prospect Heights, Illinois

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EXHIBIT B

TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR COUNTRY CLUB VILLAS AT ROB ROY CONDOMINIUM ASSOCIATION

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

<u>BUILDING #</u>	<u>UNIT</u>	(1) <u>MAXIMUM</u> <u>% OWNERSHIP</u>	(2) <u>MINIMUM</u> <u>% OWNERSHIP</u>
19	1-J-619	3.311900%	1.025300%
19	2-H-617	2.694800%	0.834200%
19	3-H-615	2.694800%	0.834200%
19	4-J-613	3.311900%	1.025300%
20	1-J-611	3.311900%	1.025300%
20	2-H-609	2.694800%	0.834200%
20	3-L-607	3.367400%	1.042700%
20	4-K-605	3.204900%	0.992000%
20	5-H-603	2.694800%	0.834200%
20	6-J-601	3.311900%	1.025300%
18	1-J-629	3.311900%	1.025300%
18	2-H-627	2.694800%	0.834200%
18	3-K-625	3.204900%	0.992000%
18	4-L-623	3.367400%	1.042700%
18	5-M-621	3.535750%	1.094700%
15	1-J-632	3.311900%	1.025300%
15	2-H-634	2.694800%	0.834200%
15	3-L-636	3.367400%	1.042700%
15	4-K-638	3.204900%	0.992000%
15	5-H-640	2.694800%	0.834200%
15	6-J-642	3.311900%	1.025300%
13	1-J-656	3.311900%	1.025300%
13	2-H-658	2.694800%	0.834200%
13	3-K-660	3.204900%	0.992000%
13	4-L-662	3.367400%	1.042700%
13	5-M-664	3.535750%	1.094700%

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14	1-J-644	3.311900%	1.025300%
14	2-H-646	2.694800%	0.834200%
14	3-L-648	3.367400%	1.042700%
14	4-K-650	3.204900%	0.992000%
14	5-H-652	2.694800%	0.834200%
14	6-L-654	3.311900%	1.025300%

100.000000%

- (1) This column shows the percentage of ownership interest for each unit upon completion of development of the stages listed above. In no event shall any Unit Owner's percentage of ownership interest exceed the percentage shown.
- (2) This column is an estimate and shows the percentage of ownership interest each unit would have if 103 Units were built of types presently contemplated. Nothing herein shall be construed to limit the right of the Developer to reduce any Unit Owner's percentage of ownership interest in the Common Elements below the "Minimum Percentage" shown, so long as such reduction is in accordance herewith and with the Act.

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