

UNOFFICIAL COPY

96338775

**PLAT**

503-96

SEE PLAT BOOKS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

96335775

DEPT OF RECORDING 498.00  
TAXID 1841 0438 05/03/96 12:42:00  
47870 4 FILE K-96-353775  
COOK COUNTY RECORDER

**THIRD AMENDMENT TO DECLARATION  
OF CONDOMINIUM OWNERSHIP  
HERITAGE CREEK CONDOMINIUM ASSOCIATION PHASE II**

**PLAT WITH THIS  
DOCUMENT**

96335775

8205-8207 Millstone Drive  
Palos Hills, Illinois 60465

8205 Millstone Drive:  
8-1C, 8-2C, 8-3C  
8-1D, 8-2D, 8-3D

8207 Millstone Drive:  
8-1A, 8-2A, 8-3A  
8-1B, 8-2B, 8-3B

PIN. 23-14-400-115-0000 &  
23-14-400-112-0000

F	A
V	V
I	(MEM)

Box-333

RECORDING FEE \$ 98.00  
DATE 5/3/96 COPIES 6  
OK JM

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THIRD AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
HERITAGE CREEK CONDOMINIUM  
ASSOCIATION PHASE II

This Third Amendment to the Declaration of Condominium Ownership for Heritage Creek Condominium Association Phase II, recorded with the Recorder of Cook County, Illinois on September 8, 1994 as Document No. 94786357, as amended by the First Amendment to Declaration of Condominium Ownership For Heritage Creek Condominium Association Phase II, recorded on April 7, 1995 as Document No. 95234465, as amended by the Second Amendment to Declaration of Condominium Ownership For Heritage Creek Condominium Association Phase II, recorded on November 27, 1995 as Document No. 95816038 as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as "Declaration"), is executed by Standard Bank and Trust Company, not individually, but solely as Trustee under Trust Agreement dated July 8, 1996 and known as Trust number 10483.

**WITNESSETH:**

WHEREAS, the real estate described on Exhibit "A" of the Declaration, located in the County of Cook and State of Illinois ("submitted parcel") is being submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, as amended in Article VIII of the Declaration, the Declarant reserves the right from time to time to add portions of the development area to the property and submit

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

such portions to the Act and hereby add to the plan of Condominium Ownership created by the Declaration; and

WHEREAS, the Declarant, pursuant to Article VIII of the Declaration, desires to add the real estate described on Exhibit "A" attached hereto ("legal description for property being submitted") to the property and add to the plan of Condominium Ownership, and submit the additional Parcel to the Act; and

WHEREAS, the additional Parcel as a portion of the legal description of the Parcel in the Declaration as described in Exhibit "A" therein; and

WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "C" hereto) and to the percentage of ownership and trust in the common elements for condominium units (Exhibit "D" thereto); and

WHEREAS, under Article VIII upon the Declaration the Declarant leave a power coupled with an interest as granted to the Declarant acting by and through its duly authorized officers as attorney-in-fact to shift the percentage of ownership in the common elements appurtenant to each unit to the percentages set forth in the Amendment to Declaration; and

NOW, THEREFORE, Standard Bank and Trust Company, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483 as a legal Titleholder of the additional Parcel, for the purposes above set forth, hereby declare the Declaration to be amended as follows:

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

2. Exhibit "C" of the Declaration, "Plat of Survey", is hereby amended by adding the additional Parcel Plat of Survey attached hereto as Exhibit "C".

3. Exhibit "D" of the Declaration, "Percentage of Ownership Interest in the Common Element", is deleted and an amended Exhibit "D" is attached hereto and substituted therefore.

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

5. 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, warranties, and agreements herein made on the part of the Declarant while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of said Declarant are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Declarant or for the purpose or with the intention of warranties, and agreements by the Declarant or for the purpose or with the intention of binding said Declarant 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 said Declarant not in its own right, but solely in the exercise of the powers conferred upon it as such Declarant, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Standard Bank and Trust Company,

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

not individually but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, or any of its beneficiaries, on account of this instrument or on account of any representations, covenants, undertakings, warranties, or agreements of the said Declarant in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Declarant makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.

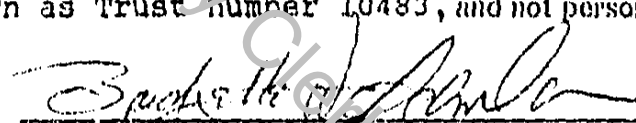
6. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 9th day of April, 1996.

STANDARD BANK AND TRUST COMPANY, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, and not personally

By:

Its:

  
Bridgette W. Scudder  
VP & T.O.

ATTEST:

By:

Donna Diviero  
Its: A.T.O.

Its: A.T.O.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

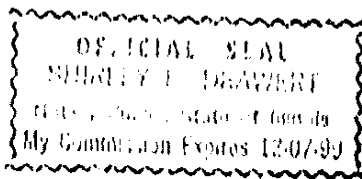
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bridgette W. Scanlan and Donna Diviero of STANDARD BANK AND TRUST COMPANY, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such

AVP & T.O. and A.T.O., appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of STANDARD BANK AND TRUST COMPANY, not individually, but solely as Trustee under Trust Agreement dated July 8, 1986 and known as Trust number 10483, for the uses and purposes therein set forth;

Given under my hand and notarial seal this 9th day of April, 1996.



Shirley E. DeWent  
Notary Public

THIS INSTRUMENT PREPARED BY:

Law Office of Morton J. Rubin  
555 Skokie Boulevard  
Suite 595  
Northbrook, Illinois 60062  
(847) 272-1234

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**EXHIBIT "A" TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
HERITAGE CREEK CONDOMINIUM ASSOCIATION, PHASE II**

THE SOUTH 56.08 FEET OF LOT 2 IN HERITAGE CREEK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN HERITAGE CREEK CONSOLIDATION, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 224.94 FEET; THENCE DUE EAST, A DISTANCE OF 151.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF 145.66 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 56.08 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS WEST, A DISTANCE OF 145.66 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 44 SECONDS EAST, ALONG A LINE COMMON TO AFOREMENTIONED LOTS 1 AND 2, A DISTANCE OF 56.08 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH, THE NORTH 115.00 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF SAID HERITAGE CREEK, EAST OF THE EAST LINE AND ITS SOUTHERLY EXTENSION THEREOF, OF HERITAGE CREEK CONSOLIDATION, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 14, AND WEST OF THE WEST LINE OF THE EAST 1338.3 FEET (AS MEASURED ALONG THE CENTER LINE OF 111TH STREET) OF SAID SOUTHEAST QUARTER OF SECTION 14, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

EXHIBIT "B" TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
HERITAGE CREEK CONDOMINIUM, PHASE II

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT "C" TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
HERITAGE CREEK CONDOMINIUM ASSOCIATION, PHASE II

(Plat of Survey to be attached)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT "D" TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
HERITAGE CREEK CONDOMINIUM ASSOCIATION, PHASE II

<u>UNITS</u>	<u>UNDIVIDED INTEREST</u>
5-1A	2.08
5-1B	1.92
5-1C	1.92
5-1D	2.08
5-2A	2.125
5-2B	2.125
5-2C	2.125
5-2D	2.125
5-3A	2.125
5-3B	2.125
5-3C	2.125
5-3D	2.125
6-1A	2.08
6-1B	1.92
6-1C	1.92
6-1D	2.08
6-2A	2.125
6-2B	2.125
6-2C	2.125
6-2D	2.125
6-3A	2.125
6-3B	2.125
6-3C	2.125
6-3D	2.125
7-1A	2.08
7-1B	1.92
7-1C	1.92
7-1D	2.08
7-2A	2.125
7-2B	2.125
7-2C	2.125
7-2D	2.125
7-3A	2.125
7-3B	2.125
7-3C	2.125
7-3D	2.125

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

8-1A	2.08
8-1B	1.92
8-1C	1.92
8-1D	2.08
8-2A	2.125
8-2B	2.125
8-2C	2.125
8-2D	2.125
8-3A	2.125
8-3B	2.125
8-3C	2.125
8-3D	2.125

---

100 4

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office