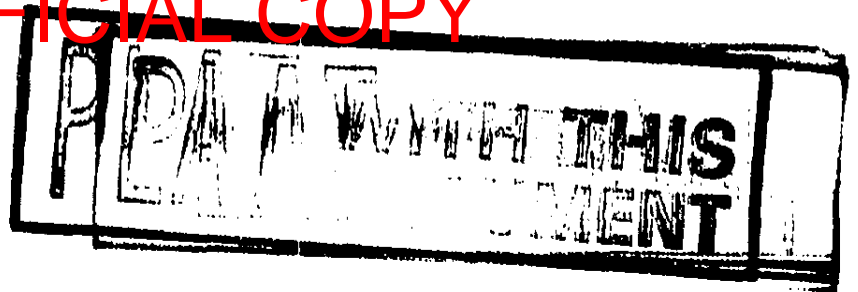


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This instrument was prepared by and after recording mail to: Herbert A. Kessel, Esq. BEERMANN, SWERDLOVE, WOLOSHIN, BAREZKY, BECKER, GENIN & LONDON 161 North Clark Street, #2600 Chicago, Illinois 60601-3221 (312) 621-9700

RETURN TO: Box 15 TICOR TITLE INSURANCE 203 N. LA SALLE, STE. 1400 CHICAGO, IL 60601 RE: 887002 (STB)



97427507

DEPT-01 RECORDING \$91.00 T#2222 TRAN 9302 06/16/97 14:45:00 #9068 # LM *-97-427507 COOK COUNTY RECORDER

RECORDER'S STAMP

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

This Seventh 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

Table with 2 columns and 4 rows. The first column contains the number '1'. The second column contains a checkmark and a signature 'MGM'.

RECORDING FEE \$ 91.00 DATE 6/16/97 COPIES 6 OK [Signature]

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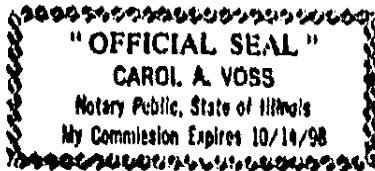
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, CAROL A. VOSS, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that DEBORAH T. HADDAD as VICE 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 VICE PRESIDENT appeared before me this day in person and acknowledged that SHE signed and delivered the said instrument as HER 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 9th day of June, A.D., 1997.

Carol A. Voss
Notary Public

My Commission Expires: 10-14-98



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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 540.53 FEET; 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 161.32 TO THE POINT OF BEGINNING; THENCE NORTH 02°09'28" EAST, A DISTANCE OF 173.06 FEET; THENCE SOUTH 89°59'20" EAST, A DISTANCE OF 57.20 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 19.31 FEET; THENCE NORTH 00°00'40" EAST, A DISTANCE OF 32.55 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING OF SOUTH 36°47'25" EAST TO A POINT OF TANGENCY; THENCE SOUTH 00°00'40" WEST, A DISTANCE OF 137.94 FEET; THENCE NORTH 89°59'20" WEST, A DISTANCE OF 128.68 FEET TO THE PLACE OF BEGINNING; CONTAINING 0.51 ACRES OF LAND MORE OR LESS.

P.I.N. 03-26-102-004

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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 $89^{\circ}59'20''$ EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 316.00 FEET; THENCE NORTH $00^{\circ}00'40''$ EAST, A DISTANCE OF 275.60 FEET; THENCE NORTH $49^{\circ}24'11''$ EAST, A DISTANCE OF 85.12 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 135.00 FEET AND A CHORD BEARING OF SOUTH $43^{\circ}22'57''$ EAST, AN ARC LENGTH OF 13.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH $40^{\circ}30'01''$ EAST, A DISTANCE OF 5.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH $47^{\circ}48'36''$ EAST, A DISTANCE OF 165.94 FEET; THENCE SOUTH $53^{\circ}07'08''$ EAST, A DISTANCE OF 114.85 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 215.00 FEET AND A CHORD BEARING OF SOUTH $53^{\circ}11'25''$ WEST, AN ARC LENGTH OF 27.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH $62^{\circ}29'59''$ WEST, A DISTANCE OF 105.01 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 10.90 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 42.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 51.93 FEET TO A POINT OF TANGENCY; THENCE NORTH $40^{\circ}30'01''$ WEST, A DISTANCE OF 22.96 FEET TO THE PLACE OF BEGINNING CONTAINING 0.41 ACRES OF LAND MORE OR LESS.

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Common addresses:

Building 4

632 Mulberry Drive, Prospect Heights, Illinois
634 Mulberry Drive, Prospect Heights, Illinois
636 Mulberry Drive, Prospect Heights, Illinois
638 Mulberry Drive, Prospect Heights, Illinois
640 Mulberry Drive, Prospect Heights, Illinois

Building 10

657 Mulberry Drive, Prospect Heights, Illinois
655 Mulberry Drive, Prospect Heights, Illinois
653 Mulberry Drive, Prospect Heights, Illinois
651 Mulberry Drive, Prospect Heights, Illinois
649 Mulberry Drive, Prospect Heights, Illinois
647 Mulberry Drive, 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

22-Apr-97

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	1.409100%	1.025300%
19	2-H-617	1.146500%	0.834200%
19	3-L-615	1.146500%	0.834200%
19	4-J-613	1.409100%	1.025300%
20	1-J-611	1.409100%	1.025300%
20	2-H-609	1.146500%	0.834200%
20	3-L-607	1.432920%	1.042700%
20	4-K-605	1.363560%	0.992000%
20	5-H-603	1.146500%	0.834200%
20	6-J-601	1.409100%	1.025300%
18	1-J-629	1.409100%	1.025300%
18	2-H-627	1.146500%	0.834200%
18	3-K-625	1.363560%	0.992000%
18	4-L-623	1.432920%	1.042700%
18	5-M-621	1.504500%	1.094700%
15	1-J-632	1.409100%	1.025300%
15	2-H-634	1.146500%	0.834200%
15	3-L-630	1.432920%	1.042700%
15	4-K-638	1.363560%	0.992000%
15	5-H-640	1.146500%	0.834200%
15	6-J-642	1.409100%	1.025300%
13	1-J-656	1.409100%	1.025300%
13	2-H-658	1.146500%	0.834200%
13	3-K-660	1.363560%	0.992000%
13	4-L-662	1.432920%	1.042700%
13	5-M-664	1.504500%	1.094700%

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14	1-J-644	1.409100%	1.025300%
14	2-H-646	1.146500%	0.834200%
14	3-L-648	1.432920%	1.042700%
14	4-K-650	1.383560%	0.992000%
14	5-H-652	1.146500%	0.834200%
14	6-J-654	1.409100%	1.025300%
3	1-J-622	1.409100%	1.025300%
3	2-H-624	1.146500%	0.834200%
3	3-K-626	1.383560%	0.992000%
3	4-L-628	1.432920%	1.042700%
3	5-M-630	1.504500%	1.084700%
16	1-J-645	1.409100%	1.025300%
16	2-H-643	1.146500%	0.834200%
16	3-L-641	1.146500%	0.834200%
16	4-J-639	1.409100%	1.025300%
5	1-J-642	1.409100%	1.025300%
5	2-H-644	1.146500%	0.834200%
5	3-L-646	1.432920%	1.042700%
5	4-K-648	1.383560%	0.992000%
5	5-H-650	1.146500%	0.834200%
5	6-J-652	1.409100%	1.025300%
6	1-J-654	1.409100%	1.025300%
6	2-H-656	1.146500%	0.834200%
6	3-K-658	1.383560%	0.992000%
6	4-L-660	1.432920%	1.042700%
6	5-M-662	1.504500%	1.084700%
8	1-L-635	1.432920%	1.042700%
8	2-H-633	1.146500%	0.834200%
8	3-J-631	1.409100%	1.025300%
17	1-J-637	1.409100%	1.025300%
17	2-H-635	1.146500%	0.834200%
17	3-H-633	1.146500%	0.834200%
17	4-J-631	1.409100%	1.025300%

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9	1-J-645	1.409100%	1.025300%
9	2-H-643	1.146500%	0.834200%
9	3-K-641	1.363560%	0.992000%
9	4-L-639	1.432920%	1.042700%
9	5-M-637	1.504500%	1.094700%
4	1-J-632	1.409100%	1.025300%
4	2-H-634	1.146500%	0.834200%
4	3-K-636	1.363560%	0.992000%
4	4-L-638	1.432920%	1.042700%
4	5-M-640	1.504500%	1.094700%
10	1-J-657	1.409100%	1.025300%
10	2-H-655	1.146500%	0.834200%
10	3-L-653	1.432920%	1.042700%
10	4-K-651	1.363560%	0.992000%
10	5-H-649	1.146500%	0.834200%
10	6-J-647	1.409100%	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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