

UNOFFICIAL COPY

97566939

PLAT

08-5-97

SEE PLAT BOOKS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT WITH THIS DOCUMENT

PREPARED BY & MAIL TO:
HARTZ CONSTRUCTION CO., INC.
8995 WEST 95TH STREET
PALOS HILLS, IL 60465

97566939

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR THE FAWN RIDGE CONDOMINIUMS

THIS DECLARATION is made by BRIDGEVIEW BANK & TRUST COMPANY, as Trustee under Trust Number 1-0872, dated July 3, 1980, hereinafter known as "Declarant" and HARTZ CONSTRUCTION CO., INC., hereinafter known as "Developer".

DEPT-01 RECORDING \$83.00
T:0012 TRAN 6199 08/05/97 10:41:00
#9678 #ER #-97-566939
COOK COUNTY RECORDER

WITNESSETH

WHEREAS, by the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 95-336974 on May 23, 1995. BRIDGEVIEW BANK & TRUST COMPANY as Trustee, under Trust Number 1-0475, dated DECEMBER 1, 1977, and not individually, submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as FAWN RIDGE CONDOMINIUMS; and

WHEREAS, under Paragraph 1 of ARTICLE XIX of the Declaration, the right is reserved in the Developer, HARTZ CONSTRUCTION CO. INC., to annex and add certain real property to the Parcel and Property described in the Declaration, and thereby add to the Condominium; and

WHEREAS, BRIDGEVIEW BANK & TRUST COMPANY, as trustee under Trust Agreement dated JULY 3, 1980, and known as Trust No. 1-0872 is the legal title holder of the property to be annexed and HARTZ CONSTRUCTION CO., INC. is the Developer and beneficial owner of said Trust and wishes to so annex and add to said Parcel and Property, and thereby submit to the Act as a part of the Condominium the following real property (the "Additional Property"):

LOTS 213, 214 & 216 IN WOODLAND HILLS UNIT 1 BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

~~PIN #28-33-405-011-0000~~

28 33 211 012 L 213
-1-
28 33 211 013 L 214
28 33 211 015 L 216

RECORDING FEE \$ 83.00
DATE 8-5-97
OK
FM
COPIES 6

F	A
B	P
T	V
I	FM M

97566939

95-336974

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COMMON ADDRESSES:

17877 PARK VIEW DRIVE
17879 PARK VIEW DRIVE
17881 PARK VIEW DRIVE
17883 PARK VIEW DRIVE

17876 PARK VIEW DRIVE
17878 PARK VIEW DRIVE
17880 PARK VIEW DRIVE
17882 PARK VIEW DRIVE

17856 PARK VIEW DRIVE
17858 PARK VIEW DRIVE
17857 VISTA DRIVE
17859 VISTA DRIVE

which property is a portion of the Development Area described in said Declaration; and

WHEREAS, the Additional Property is now improved with three (3) buildings containing four (4) units, making a total of twelve (12) additional units, as defined in the Declaration.

NOW THEREFORE, BRIDGEVIEW BANK & TRUST COMPANY, as Trustee under Trust Agreement dated JULY 3 1980 and known as Trust No. 1-0872, and not individually, as the legal title holder of the Additional Property and HARTZ CONSTRUCTION CO., INC. as the beneficial owner of said Trust, and 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 Article 1 of the Declaration and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and shall be deemed to be governed in all respects by the terms and provisions of the Declaration. The Additional Land as now described is set forth herein as Exhibit "C".

2. The Plat attached to the Declaration as Exhibit "A" showing the boundaries of the Property and delineating and describing the Units contained therein, is hereby amended and supplemented by Exhibit "A" attached hereto showing the boundaries of the annexed Property and Describing the additional units contained in said annexed Property.

3. Exhibit "B" attached to the Declaration setting forth the percentages of the undivided interest in the common elements corresponding to each Unit described in Exhibit "A" prior to this Amendment are hereby reduced to the respective percentage interest in the common elements as set forth in Exhibit "B" attached hereto. Exhibit "B" attached to the Declaration is amended by the substitution of Exhibit "B" attached hereto.

4. The additional common elements added to the Declaration by this Amendment, are hereby granted and conveyed, all as set forth in the Declaration.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

5. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has caused its corporate seal to be affixed hereunto and caused its name to be signed hereto by its duly authorized officers, this _____ day of _____, 1997.

Bridgeview Bank & Trust Company
as Trustee, under Trust Agreement
Number 1-0872 dated July 3, 1980

BY: *Dolores M. Rankin*
~~Vice President~~ and Trust Officer

ATTEST:

Jane Ambruster
Assistant ~~Trust Officer~~ Vice President

Property of Cook County Clerk's Office

97566939

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 the County and State aforesaid, DO HEREBY CERTIFY THAT DOLORES M. REINKE who is ~~Vice President~~ and Trust Officer of Bridgeview Bank & Trust Company, as Trustee under Trust Number 1-0872 dated July 3, 1980 and JAMES ARMBRUSTER, who is Assistant Trust Officer, of the same corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer, respectively, 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 said corporation, for the uses and purposes therein set forth, there acknowledge that he, as custodian of the Corporate Seal of said corporation, affixed the corporate seal to the foregoing instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24TH day of July, 1997.



NOTARY PUBLIC

My Commission Expires:



97566939

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RIDER ATTACHED TO THE SIXTH AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR FAWN RIDGE CONDOMINIUMS

DATED July 3, 1980 UNDER TRUST NO. 1-0872

Executed and delivered by Bridgeview Bank & Trust Company not in its individual capacity, but solely in the capacity herein described, for the purpose of binding the herein described property, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding that each and all of the undertakings and agreements herein made, are made and intended not as personal undertakings and agreements of the Trustee, or for the purpose of binding the Trustee personally, but executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against said trustee on account hereof or on account of any undertaking or agreement herein contained, either expressed or implied. All such personal liability, if any being hereby expressly waived and released by all other parties hereto, and those claiming by, through or under them.

Bridgeview Bank & Trust Company
not individually, but as
Trustee under Trust Number 1-0872

BY: Dolores M. Rankin
~~Vice President~~ & Trust Officer

ATTEST:

James Ambruster
Assistant ~~Trust Officer~~ VICE President

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

PERCENTAGE INTERESTS IN COMMON ELEMENTS FAWN RIDGE CONDOMINIUMS

<u>UNITS</u>	<u>% INTEREST</u>
4810	1.639%
4820	1.639%
18093	1.639%
18095	1.639%
4840	1.639%
4850	1.639%
18085	1.639%
18087	1.639%
18069	1.639%
18071	1.639%
18073	1.639%
18075	1.639%
18077	1.639%
18079	1.639%
18081	1.639%
18083	1.639%
18061	1.639%
18063	1.639%
18065	1.639%
18067	1.639%
18053	1.639%
18055	1.639%
18057	1.639%
18059	1.639%
18037	1.708%
18039	1.708%
18041	1.708%
18043	1.708%
18045	1.708%
18047	1.708%
18049	1.708%
18051	1.708%

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

PERCENTAGE INTERESTS IN COMMON ELEMENTS FAWN RIDGE CONDOMINIUMS

18029	1.639%
18031	1.639%
18033	1.639%
18035	1.639%
18021	1.708%
18023	1.708%
18025	1.708%
18027	1.708%
4810A	1.639%
4820A	1.639%
17893	1.639%
17895	1.639%
4840A	1.708%
4850A	1.708%
17892	1.708%
17894	1.708%
17877	1.639%
17879	1.639%
17881	1.639%
17883	1.639%
17876	1.708%
17878	1.708%
17880	1.708%
17882	1.708%
17856	1.709%
17857	1.709%
17858	1.709%
17859	1.709%
	<hr/>
	100.000%

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "C"

ADDITIONAL LAND

Lot 215 IN WOODLAND HILLS UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office