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97817175

**PLAT**

10-31-97

**SEE PLAT BOOKS**

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This instrument was prepared by  
and after recording 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 16  
TICOR TITLE INSURANCE  
203 N. LaSALLE STE. 1400  
CHICAGO, IL 60601  
RE: 337004

**PLAT WITH THIS DOCUMENT**

RECORDER'S STAMP

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

This Ninth 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

1	A
2	P
3	V
4	(MAM)

RECORDING FEE \$ 99.00  
DATE 10/31/97 COPIES 6  
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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 three (3) apartment buildings, consisting of seventeen (17) 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:

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 Ninth Amendment to the Declaration pursuant to the powers set forth in Articles 12 and 14 of the Declaration.

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

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 29<sup>th</sup> day of October, 1997.

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

By: [Signature]  
Its: [Signature]

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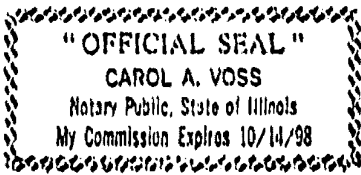
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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 29th day of October 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 PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'40" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 255.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'20" EAST A DISTANCE OF 86.94 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.37 FEET; THENCE NORTH 36°27'26" EAST, A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 81.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°44'00" EAST A DISTANCE OF 56.43 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 17.00 FEET; THENCE NORTH 00°00'40" EAST, A DISTANCE OF 106.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°59'20" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 279.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 FOR THE FOLLOWING 5 COURSES; (1) THENCE SOUTH 00°00'40" WEST, A DISTANCE OF 134.60 FEET TO A POINT ON A CURVE; (2) THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING OF NORTH 31°04'46" EAST, AN ARC LENGTH OF 70.54 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 59°06'26" WEST, AN ARC LENGTH OF 2.72 FEET TO A POINT ON A CURVE; (4) THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING OF SOUTH 27°57'40" EAST, AN ARC LENGTH OF 48.82 FEET TO A POINT OF TANGENCY; (5) THENCE SOUTH 00°00'40" WEST, A DISTANCE OF 102.82 FEET TO THE PLACE OF BEGINNING; CONTAINING 1.07 ACRES OF LAND MORE OR LESS.

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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 899.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH  $89^{\circ}59'20''$  EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 97.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH  $00^{\circ}00'40''$  EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 184.42 FEET; THENCE NORTH  $89^{\circ}59'20''$  WEST, A DISTANCE OF 114.00 FEET; THENCE SOUTH  $00^{\circ}00'40''$  WEST, A DISTANCE OF 126.36 FEET; THENCE SOUTH  $06^{\circ}34'20''$  EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH  $24^{\circ}43'45''$  EAST, A DISTANCE OF 30.54 FEET TO THE PLACE OF BEGINNING; CONTAINING 0.48 ACRES OF LAND MORE OR LESS.

**NOTE: WITH THIS ADDITION TO THE CONDOMINIUM, ALL OF LOT 1 IS INCLUDED WITHIN THE CONDOMINIUM.**

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PTN: 03-26-102-004

## Common addresses:

### Building #12

686 Mulberry Drive, Prospect Heights, Illinois  
688 Mulberry Drive, Prospect Heights, Illinois  
690 Mulberry Drive, Prospect Heights, Illinois  
692 Mulberry Drive, Prospect Heights, Illinois  
694 Mulberry Drive, Prospect Heights, Illinois  
696 Mulberry Drive, Prospect Heights, Illinois

### Building #1

600 Concord Way, Prospect Heights, Illinois  
602 Concord Way, Prospect Heights, Illinois  
604 Concord Way, Prospect Heights, Illinois  
606 Concord Way, Prospect Heights, Illinois  
608 Concord Way, Prospect Heights, Illinois  
610 Concord Way, Prospect Heights, Illinois

### Building #2

612 Concord Way, Prospect Heights, Illinois  
614 Concord Way, Prospect Heights, Illinois  
616 Concord Way, Prospect Heights, Illinois  
618 Concord Way, Prospect Heights, Illinois  
620 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

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

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14	1-J-644	1.025300%	1.025300%
14	2-H-646	0.834200%	0.834200%
14	3-L-648	1.042700%	1.042700%
14	4-K-650	0.992000%	0.992000%
14	5-H-652	0.834200%	0.834200%
14	6-J-654	1.025300%	1.025300%
3	1-J-622	1.025300%	1.025300%
3	2-H-624	0.834200%	0.834200%
2	3-K-626	0.992000%	0.992000%
3	4-L-628	1.042700%	1.042700%
3	5-M-630	1.094700%	1.094700%
16	1-J-645	1.025300%	1.025300%
16	2-H-643	0.834200%	0.834200%
16	3-H-641	0.834200%	0.834200%
16	4-J-639	1.025300%	1.025300%
5	1-J-642	1.025300%	1.025300%
5	2-H-644	0.834200%	0.834200%
5	3-L-646	1.042700%	1.042700%
5	4-K-648	0.992000%	0.992000%
5	5-H-650	0.834200%	0.834200%
5	6-J-652	1.025300%	1.025300%
6	1-J-654	1.025300%	1.025300%
6	2-H-656	0.834200%	0.834200%
6	3-K-658	0.992000%	0.992000%
6	4-L-660	1.042700%	1.042700%
6	5-M-662	1.094700%	1.094700%
8	1-L-635	1.042700%	1.042700%
8	2-H-633	0.834200%	0.834200%
8	3-J-631	1.025300%	1.025300%
17	1-J-637	1.025300%	1.025300%
17	2-H-635	0.834200%	0.834200%
17	3-H-633	0.834200%	0.834200%
17	4-J-631	1.025300%	1.025300%

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9	1-J-645	1.025300%	1.025300%
9	2-H-643	0.834200%	0.834200%
9	3-K-641	0.992000%	0.992000%
9	4-L-639	1.042700%	1.042700%
9	5-M-637	1.094700%	1.094700%
4	1-J-632	1.025300%	1.025300%
4	2-H-634	0.834200%	0.834200%
4	3-K-636	0.992000%	0.992000%
4	4-L-638	1.042700%	1.042700%
4	5-M-640	1.094700%	1.094700%
10	1-J-657	1.025300%	1.025300%
10	2-H-655	0.834200%	0.834200%
10	3-L-653	1.042700%	1.042700%
10	4-K-651	0.992000%	0.992000%
10	5-H-649	0.834200%	0.834200%
10	6-J-647	1.025300%	1.025300%
7	1-J-664	1.025300%	1.025300%
7	2-H-666	0.834200%	0.834200%
7	3-K-668	0.992000%	0.992000%
7	4-L-670	1.042700%	1.042700%
7	5-M-672	1.094700%	1.094700%
11	1-J-674	1.025300%	1.025300%
11	2-H-676	0.834200%	0.834200%
11	3-L-678	1.042700%	1.042700%
11	4-K-680	0.992000%	0.992000%
11	5-H-682	0.834200%	0.834200%
11	6-J-684	1.025300%	1.025300%
12	1-J-686	1.025300%	1.025300%
12	2-H-688	0.834200%	0.834200%
12	3-L-690	1.042700%	1.042700%
12	4-K-692	0.992000%	0.992000%
12	5-H-694	0.834200%	0.834200%
12	6-J-696	1.025300%	1.025300%
1	1-J-600	1.025300%	1.025300%
1	2-H-602	0.834200%	0.834200%
1	3-L-604	1.042700%	1.042700%
1	4-K-606	0.992000%	0.992000%
1	5-H-608	0.834200%	0.834200%
1	6-J-610	1.025300%	1.025300%

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B-4

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(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.

100.000000%					
1.094700%	1.094700%	1-M-612	2		
1.042700%	1.042700%	2-L-614	2		
0.992000%	0.992000%	3-K-616	2		
0.834200%	0.834200%	4-H-618	2		
1.025300%	1.025300%	5-J-620	2		

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