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PLAT WITH THIS DOCUMENT

SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR CLARIDGE CONDOMINIUM ASSOCIATION

RECORDING FEE \$79.00
TRAN 1777 01/09/97 12:34:00
42316 PLM *-97-015640
COOK COUNTY RECORDER

THIS SUPPLEMENT NO. 3 TO DECLARATION made and entered into by Cole Taylor not personally but solely as Trustee under Trust Agreement dated July 17, 1991 and known as Trust No. 91-2027.

RECITALS

WHEREAS, on August 29, 1995, the Trustee executed the Declaration of Condominium Ownership and Easements, Covenants and Restrictions ("Declaration") for Claridge Condominiums ("Condominium") which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 29, 1995 as Document No. 95572697; and

WHEREAS, on February 12, 1996, the Trustee executed the Supplement No. 1 which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 13, 1996 as Document No. 96117190; and

WHEREAS, on August 9, 1996, the Trustee executed the Supplement No. 2 which was recorded in the Office of Recorder of Deeds of Cook County, Illinois on August 14, 1996 as Document No. 96621910; and

WHEREAS, pursuant to the Declaration, Supplement No. 1 and the Supplement No. 2 the following described parcel ("Property") was submitted to the provisions of the Condominium Property Act of the State of Illinois ("Act") as part of the Condominium:

That part of Lot 1 in Lynch's Resubdivision of Lot 4 in Ridgeland Subdivision of a tract of land situated in and being a part of Lot 4 in Tobey's Subdivision of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document Recorded in the Office of the Recorder of Deeds, Recorded on June 4, 1987, as Document No. 87302827, in Cook County, Illinois being particularly described as follows: Commencing at the Southeast corner of said Lot 1, thence S 89°-54'-10" W, 283.11 feet; thence N 00°-02'-47" W, 68.00 feet to the point of beginning; thence N 00°-02'-47" W, 150.79 feet; thence N 89°-54'-10" E, 33.47 feet; thence S 00°-05'-50" E, 49.97 feet; thence N 89°-54'-10" E, 50.00 feet; thence S 84°-17'-46 E, 20.10 feet; thence N 89°-54'-10" E, 20.00 feet; thence N 00°-05'-50" W, 4.00 feet; thence N 89°-54'-10" E, 30.00 feet; thence S 00°-05'-50" E, 134.79 feet; thence S 89°-54'-10" W, 91.33 feet; thence N 00°-05'-50" W, 32.00 feet; thence S 89°-54'-10" W, 62.27 feet to the point of beginning.

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That part of Lot 1 in Lynch's Resubdivision of Lot 4 in Ridgeland Subdivision of a tract of land situated in and being a part of Lot 4 in Tobey's Subdivision of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document Recorded in the Office of the Recorder of Deeds, Recorded on June 4, 1987, as Document No. 87302827, in Cook County, Illinois, being particularly described as follows: Beginning at the Southeast corner of said Lot 1, thence S 89°-54'-10" W, 283.11 feet; thence N 00°-02'-47" W, 68.00 feet; thence N 89°-54'-10" E, 62.27 feet; thence S 00°-05'-50" E, 32.00 feet; thence N 89°-54'-10" E, 91.33 feet; thence N 00°-05'-50" W, 87.54 feet; thence N 90°-00'-00" E, 129.56 feet; thence S 00°-02'-47" E, 123.32 feet to the point of beginning.

That part of Lot 1 in LYNCH'S RESUBDIVISION of Lot 4 in RIDGELAND SUBDIVISION of a tract of land situated in and being a part of Lot 4 in TOBEY'S SUBDIVISION of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document Recorded in the Office of the Recorder of Deeds, Recorded on June 4, 1987, as Document No. 87302827, in Cook County, Illinois, being particularly described as follows: Commencing at the Southeast corner of said Lot 1, thence S 89°-54'-10" W, 283.11 feet; thence N 00°-02'-47" W, 218.79 feet to the POINT OF BEGINNING; thence N 00°-02'-47" W, 28.03 feet; thence N 89°-54'-10" E, 283.11 feet; thence S 00°-02'-47" E, 123.50 feet; thence S 90°-00'-00" W, 129.56 feet; thence N 00°-05'-50" W, 47.25 feet; thence S 89°-54'-10" W, 30.00 feet; thence S 00°-05'-50" E, 4.00 feet; thence S 89°-54'-10" W, 20.00 feet; thence N 84°-17'-46" W, 20.10 feet; thence S 89°-54'-10" W, 50.00 feet; thence N 00°-05'-50" W, 49.97 feet; thence S 89°-54'-10" W, 33.47 feet to the POINT OF BEGINNING.

PIN: 24-18-220-021-0000 Affects Property in Question and Other Property.

WHEREAS, by the Declaration, the Trustee reserved the right to submit to the Act as part of the Condominium all or any part of the following described real estate ("Additional Parcel"):

Lot 3 in Ridgeland Avenue Subdivision of a tract of land situated in and being a part of Lot 4 in Tobey's Subdivision of the Northeast 1/4 of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian, according to the Document Recorded in the Office of the Recorder of Deeds, Recorded on June 13, 1986 as Document Number 86240875, in Cook County, Illinois.

Lot 1 in Lynch's Resubdivision of Lot 4 in Ridgeland Subdivision except that part of Lot 1 in Lynch's Resubdivision of Lot 4 in Ridgeland Subdivision of a tract of land situated in and being a part of Lot 4 in Tobey's Subdivision of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document Recorded in the Office of the Recorder of Deeds, Recorded on June 4, 1987, as Document No. 87302827, in Cook County, Illinois being particularly described as

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follows: Commencing at the Southeast corner of said Lot 1, thence S 89°-54'-10" W, 283.11 feet; thence N 00°-02'-47" W, 68.00 feet to the point of beginning; thence N 00°-02'-47" W, 150.79 feet; thence N 89°-54'-10" E, 33.47 feet; thence S 00°-05'-50" E, 49.97 feet; thence N 89°-54'-10" E, 50.00 feet; thence S 84°-17'-46" E, 20.10 feet; thence N 89°-54'-10" E, 20.00 feet; thence N 00°-05'-50" W, 4.00 feet; thence N 89°-54'-10" E, 30.00 feet; thence S 00°-05'-50" E, 134.79 feet; thence S 89°-54'-10" W, 91.33 feet; thence N 00°-05'-50" W, 32.00 feet; thence S 89°-54'-10" W, 62.27 feet to the point of beginning and except that part of Lot 1 in Lynch's Resubdivision of Lot 4 in Ridgeland Subdivision of a tract of land situated in and being a part of Lot 4 in Tobey's Subdivision of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document Recorded in the Office of the Recorder of Deeds, Recorded on June 4, 1987, as Document No. 87302827, in Cook County, Illinois, being particularly described as follows: Beginning at the Southeast corner of said Lot 1, thence S 89°-54'-10" W, 283.11 feet; thence N 00°-02'-47" W, 68.00 feet; thence N 89°-54'-10" E, 62.27 feet; thence S 00°-05'-50" E, 32.00 feet; thence N 89°-54'-10" E, 91.33 feet; thence N 00°-05'-50" W, 87.54 feet; thence N 90°-00'-00" E, 129.55 feet; thence S 00°-02'-47" E, 123.32 feet to the point of beginning.

WHEREAS, pursuant to Article II of the Declaration, the Trustee reserved the right to add-on and annex to the Property all or any portion of the Additional Parcel, and in connection therewith to create additional Units and reallocate percentages of interest in the Common Elements; and

WHEREAS, the Trustee desires to add-on and annex to the Property the following described parts of the Additional Parcel ("Supplement No. 3 Added Property"):

Lot 3 (except the West 116.11 feet thereof) in RIDGE AND SUBDIVISION of the tract of land situated in and being a part of Lot 4 in TOBEY'S SUBDIVISION of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document recorded in the Office of the Recorder of Deeds, recorded on June 13, 1986, as Document No. 86240875, in Cook County, Illinois.

WHEREAS, the Trustee desires to create twelve condominium units and six garages on the Supplement No. 3 Added Property as delineated and legally described in the Amended Plat attached hereto and on the Parcel as delineated and legally described on the Plat in the Declaration, as amended by Supplement No. 1 and Supplement No. 2, thereby amending Exhibit A to the Declaration, and reallocating percentages of interest in the Common Elements, as set forth in the Amended and Third Restated Exhibit B to the Declaration, which is attached hereto and incorporated herein.

NOW, THEREFORE, the Trustee does hereby supplement and amend the Declaration as follows:

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1. **Terms:** The terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

2. **The Added Property:** That portion of the Development Parcel which is delineated and legally described in the Supplement No. 3 as the Added Property is hereby added to the Condominium Parcel and submitted and made subject to the Act as Added Property.

3. **The Added Units/Amendment to Exhibit A:** The Plat attached as Exhibit A to the Declaration as amended by Supplement No. 1 and Supplement No. 2 is hereby supplemented and amended by the Third Amended Exhibit A, which is attached hereto and incorporated herein. Third Amended and Restated Exhibit A identifies each Added Unit and Garage in the Added Property and assigns to it an identifying symbol.

4. **Amendment of Exhibit B:** In order to reflect the addition of the Added Units, the list of Undivided Interests of the Units as shown in Exhibit B to the Declaration, as amended by Supplement No. 1 and Supplement No. 2 is hereby amended to be as set forth in the Third Amended and Restated Exhibit B, which is attached hereto and incorporated herein.

5. **Conveyance of Additional Common Elements:** The Common Elements contained in the Added Property are hereby granted and conveyed to the Unit Owners subject to the provisions of the Act and the Declaration.

6. **Covenants to Run With Land:** The covenants, conditions, restrictions and easements contained in the Declaration, as amended by Supplement No. 1 and Supplement No. 2, and as amended by this Supplement No. 3, shall run with and bind the Property including the Added Property and the Added Units.

7. **Continuation:** The terms and provisions of the Declaration, as supplemented and amended hereby, shall continue and remain in full force and effect in accordance with its terms.

8. **Trustee's Liability:** Anything herein to the contrary notwithstanding, each and all of the representations, covenants, undertakings, warranties, and agreements herein made on the part of the Trustee while in form purporting to be representations, covenants, undertakings, warranties, and agreements of said Trustee are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Trustee or for the purpose or with the intention of binding said Trustee but are made and intended solely in the exercise of the powers conferred upon it as Trustee; and no personal liability or personal responsibility shall be imposed upon or against Trustee on account of this Declaration or any representation, covenant, undertaking, warranty, or agreement of the said Trustee in this Declaration contained, either express or implied. The Trustee makes no personal representations as to and shall not be responsible for the existence, location or maintenance of the Property, improvements and chattels herein described, if any.

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IN WITNESS WHEREOF, Cole Taylor Bank, not personally, but solely as Trustee under Trust Agreement dated July 17, 1991 and known as Trust No. 91-2027, has caused this Declaration to be executed on this 27th day of December, 1996.

COLE TAYLOR BANK, an Illinois banking corporation, not personally, but as Trustee aforesaid

ATTEST:

[Signature]
Notary Public

By:

[Signature]

LAND TRUST OFFICER

~~Sr.~~ VICE PRESIDENT

STATE OF ILLINOIS

) SS

COUNTY OF COOK

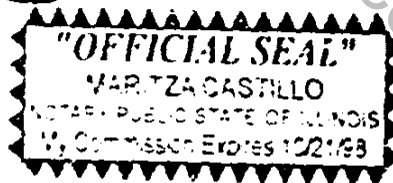
I, the undersigned, a Notary Public in and for the County and state aforesaid do hereby certify that MARTIN S. EDWARDS as ~~Sr.~~ VICE PRESIDENT of Cole Taylor Bank, as trustee as aforesaid personally known to me to be the same person whose name is subscribed to the foregoing instrument as such ~~Sr.~~ VICE PRESIDENT

[Signature], appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth:

Given under my hand and notarial seal this 27th day of December, 1996.

[Signature]
Notary Public

My commission expires: 10-21-98



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SUPPLEMENT NO. 3 ADDED PROPERTY

Lot 3 (except the West 116.11 feet thereof) in RIDGELAND SUBDIVISION of a tract of land situated in and being a part of Lot 4 in TOBEY'S SUBDIVISION of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Document recorded in the Office of the Recorder of Deeds, recorded on June 13, 1986, as Document No. 86240875, in Cook County, Illinois.

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THIRD AMENDED AND RESTATED EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR CLARIDGE CONDOMINIUMS

<u>UNIT NUMBER</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
10620 Building:	
10620-1A	1.59
10620-1B	1.575
10620-1C	1.60
10620-1D	1.605
10620-2A	1.605
10620-2B	1.605
10620-2C	1.621
10620-2D	1.621
10620-3A	1.621
10620-3B	1.621
10620-3C	1.636
10620-3D	1.636
10626 Building:	
10626-1A	1.575
10626-1B	1.575
10626-1C	1.59
10626-1D	1.59
10626-2A	1.59
10626-2B	1.59
10626-2C	1.605
10626-2D	1.605
10626-3A	1.605
10626-3B	1.605
10626-3C	1.621
10626-3D	1.621

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10630 Building:

10630-1A	1.559
10630-1B	1.567
10630-1C	1.575
10630-1D	1.575
10630-2A	1.582
10630-2B	1.582
10630-2C	1.598
10630-2D	1.598
10630-3A	1.598
10630-3B	1.598
10630-3C	1.613
10630-3D	1.613

10636 Building:

10636-1A	1.544
10636-1B	1.559
10636-1C	1.559
10636-1D	1.567
10636-2A	1.575
10636-2B	1.575
10636-2C	1.582
10636-2D	1.552
10636-3A	1.59
10636-3B	1.59
10636-3C	1.605
10636-3D	1.605

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10640 Building:

10640-1A	
10640-1B	1.536
10640-1C	1.552
10640-1D	1.521
10640-2A	1.521
10640-2B	1.552
10640-2C	1.559
10640-2D	1.544
10640-3A	1.552
10640-3B	1.605
10640-3C	1.598
10640-3D	1.552
	1.559

GARAGE UNIT NUMBER

PERCENTAGE INTEREST IN COMMON ELEMENTS

Gar. 1	.122
Gar. 2	.122
Gar. 3	.122
Gar. 4	.122
Gar. 5	.122
Gar. 6	.122
Gar. 7	.122
Gar. 8	.122
Gar. 9	.122
Gar. 10	.122
Gar. 11	.122
Gar. 12	.122
Gar. 13	.122
Gar. 14	.122
Gar. 15	.122
Gar. 16	.122
Gar. 17	.122
Gar. 18	.122
Gar. 19	.122
Gar. 20	.122
Gar. 21	.122
Gar. 22	.122
Gar. 23	.122
Gar. 24	.122
Gar. 25	.122
Gar. 26	.122
Gar. 27	.122
Gar. 28	.122

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Gar. 29	.122
Gar. 30	.122
Gar. 31	.122
Gar. 32	.122
Gar. 33	.122
Gar. 34	.122
Gar. 35	.122
Gar. 36	.122
Gar. 37	.122
Gar. 38	.122
Gar. 39	.122
Gar. 40	.122

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d. wp51 re misc demo clearance supp 3

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