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PLAT WITH THIS DOCUMENT

FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR

THE BEACON COVE CONDOMINIUMS OF PALATINE

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THIS FIRST AMENDMENT to the Declaration of Condominium Ownership for the Beacon Cove Condominiums of Palatine (hereinafter referred to as "the Amendment") is executed by Independent Trust Corporation, as Trustee under Trust Agreement dated April 4, 1996, and known as Trust No. 20409, and not individually (hereinafter referred to as "Declarant"):

WITNESSETH:

DEPT-01 RECORDING \$ 7.00
T40003 TRAN 6921 04/08/97 11:33:00
#9446 #DN #-97-243064
COOK COUNTY RECORDER

WHEREAS, Declarant recorded the Declaration of Condominium Ownership for the Beacon Cove Condominiums of Palatine on February 24, 1997 in the Office of the Recorder to Deeds of Cook County, Illinois, as Document No. 97124193 which document is hereinafter referred to as "the Declaration"; and

WHEREAS, the Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter referred to as "the Act") which real estate is described in Exhibit A attached hereto (hereinafter referred to as "the Submitted Parcel"); and

WHEREAS, in compliance with the Act, under Article IX of the Declaration the Declarant reserved the rights and powers to annex, add, submit, and subject to the provisions of the Act and the Declaration any part or all of the real estate in the Development Parcel, as described in Exhibit E of the Declaration, to the Submitted Parcel and thereby add said property to the Development Plan of condominium ownership created by the Declaration; and

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WHEREAS, the Declarant, pursuant to the aforesaid assignment and Article IX of the Declaration, desires to annex, add, submit and subject a portion of the real estate (described in Exhibit B attached hereto and hereinafter referred to as "the Additional Parcel") in the Development Area to the Declaration and the Act and to add said Additional Parcel to the Development Plan of condominium ownership; and

WHEREAS, the Additional Parcel is now improved with a lowrise residential Building, consisting of three (3) stories, each story of the Building containing four (4) Dwelling Units for a total of twelve (12) Units (all as defined in the Declaration); and

WHEREAS, Declarant desires to amend the Declaration as it relates to the Plat of Condominium Survey (Exhibit B of the Declaration) and the percentage ownership interest in the Common Elements for the Condominium Units (Exhibit C of the Declaration) by changing the percentage ownership due to the addition of the Additional Parcel from the real estate in the Development Area described in Exhibit B attached hereto;

RECORDING FEE \$ 87.00
DATE 4-8-97 COPIES 6
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NOW, THEREFORE, the Declarant does hereby declare that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to and made a part of the real estate described in the Declaration in Exhibit A as attached hereto, and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is hereby submitted to the Declaration and the Act.
2. Exhibit B of the Declaration, the "Plat of Condominium Survey", is hereby amended by adding the Additional Parcel as described and delineated in the Plat of Survey attached hereto as Exhibit B, together with the Units depicted thereon.
3. Exhibit C of the Declaration, "Schedule of Percentage Interest in the Common Elements", is hereby deleted, and an amended Exhibit C attached hereto is hereby substituted as Exhibit C therefor.
4. The Common Elements contained in the Additional Parcel are hereby granted and conveyed to the Unit Owners subject to the provisions of the Act and the Declaration.
5. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Amendment, shall run with and bind the Condominium Property, including the Additional Parcel.
6. As expressly amended by this Amendment, the Declaration shall continue in full force and effect in accordance with its terms and, except as herein specifically amended, the Declaration is hereby ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.


IN WITNESS WHEREOF, said Declarant as aforesaid has caused its name to be signed by its Trust Officer and attested to by its Trust Officer this 7th day of April, 1997.

INDEPENDENT TRUST CORPORATION,
as Trustee under Trust Agreement dated April 4, 1996
and known as Trust No. 20409, and not individually

BY:


Its Trust Officer/Cheryl Jaworsky

ATTEST:


Trust Officer/L. David Smith

All representations and undertakings of INDEPENDENT TRUST CORPORATION as trustee as aforesaid and not individually are those of its beneficiaries only and no liability is assumed by or shall be asserted against the INDEPENDENT TRUST CORPORATION personally as a result of the signing of this instrument.

This Agreement is signed by INDEPENDENT TRUST CORPORATION-not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 20409. Said Trust Agreement is hereby made a part hereof and any claims against said Trustee or any person interested beneficially or otherwise in said property which may result herefrom, shall be payable only out of any trust property which may be held thereunder. Any and all personal liability of INDEPENDENT TRUST CORPORATION, or any person interested beneficially or otherwise in said property is hereby expressly waived by the parties hereto and their respective successors and assigns.

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STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

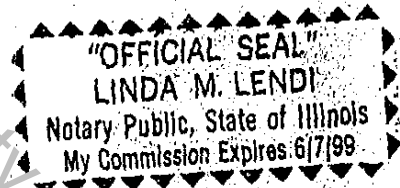
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Cheryl Jaworsky, Trust Officer, and L. David Smith, Trust Officer, respectively, of INDEPENDENT TRUST CORPORATION ("the Trustee"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officers appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Trustee, for the uses and purposes therein set forth; and the did also then and there acknowledge that he, as custodian of the corporate seal of the Trustee, did affix the corporate seal of the Trustee to the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of the Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of April, 1997.

Linda M. Lendi
Notary Public

THIS DOCUMENT PREPARED BY:

Daniel C. Looney
Attorney at Law
23519 Kishwaukee Valley Road
Marengo, IL 60152



AFTER RECORDING RETURN TO:

Daniel C. Looney
Attorney at Law
23519 Kishwaukee Valley Road
Marengo, IL 60152

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CONSENT OF MORTGAGEE

LASALLE BANK FSB, a federal savings bank, holder of a note secured by a mortgage on the property dated October 30, 1996, hereby consents to the execution and recording of the above and foregoing First Amendment to Declaration of Condominium Ownership, and hereby submits the mortgage recorded on October 30, 1996, as Document Number 96-828694 to the provisions of the above and foregoing Declaration of Condominium Ownership and the Act.

IN WITNESS WHEREOF, the said LASALLE BANK FSB has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 1st day of April, 1997.

LASALLE BANK FSB

By [Signature]
Its VICE PRESIDENT

ATTEST: Mary F. Welter

I, Mary F. Welter ^{is} a Notary Public in and for said County and State, do hereby certify that Michael R. Wemtrup Vice President and _____, respectively, of LASALLE BANK FSB ("the Bank"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VP and _____ appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Bank, for the uses and purposes therein set forth, and the did also there and there acknowledge that he, as custodian of the corporate seal of the Bank, did affix the corporate seal of the Bank to the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of the Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of April, 1997.

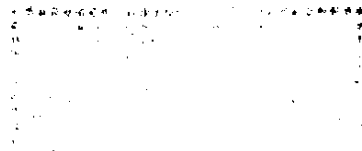
Mary F. Welter
Notary Public



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**LIST OF EXHIBITS
FOR
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE BEACON COVE CONDOMINIUMS OF PALATINE**

- | | | |
|---------|---|--|
| EXHIBIT | A | Property Initially Subject to the Declaration and Address and Permanent Index Number of Property covered by the Amendment. |
| EXHIBIT | B | Plat of Survey of Additional Parcel |
| EXHIBIT | C | List of Units and Percentage Interest in the Common Elements |
| EXHIBIT | D | Certificate of Developer |

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EXHIBIT A

PROPERTY INITIALLY SUBJECT TO THE DECLARATION

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1065.76 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND 476.0 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 (BOTH DISTANCES BEING MEASURED ALONG LINES PARALLEL WITH THE SOUTH LINE AND THE WEST LINE OF SAID NORTHWEST 1/4 RESPECTIVELY); THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG A LINE DRAWN PERPENDICULAR WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 226.83 FEET; THENCE NORTH 57 DEGREES 32 MINUTES 12 SECONDS EAST, 515.635 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES PER DOCUMENT NUMBER LR2666783; THENCE SOUTH 46 DEGREES 20 MINUTES 08 SECONDS EAST, 61.154 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT PER DOCUMENT NUMBER LR2666783 TO THE POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY 166.701 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT, BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 270.0 FEET AND WHOSE CHORD BEARS SOUTH 64 DEGREES 01 MINUTES 23 SECONDS EAST TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, 236.578 FEET TO A POINT FOR A PLACE OF BEGINNING, SAID POINT BEING 207.80 FEET NORTH OF THE INTERSECTION OF THE SOUTHERLY EXTENSION OF SAID PERPENDICULAR LINE WITH A LINE 415.0 FEET, AS MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 51.80 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, 148.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST, 51.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 148.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 7,868 SQUARE FEET OR 0.178 ACRES

ADDRESS OF PROPERTY COVERED BY THE AMENDMENT:

1217 WINSLOWE
 1225 WINSLOWE
 PALATINE, ILLINOIS

Permanent Index Number: 02-12-100-093-0000 (1217 WINSLOWE)
 02-12-100-094-0000 (1225 WINSLOWE)

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EXHIBIT B

PLAT OF SURVEY OF ADDITIONAL PARCEL

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EXHIBIT C

LIST OF UNITS AND PERCENTAGE INTEREST IN THE COMMON ELEMENTS

<u>Unit</u>	<u>Percentage Interest</u>
1233-102	5.5825%
1233-104	5.5825
1233-202	5.5825
1233-204	5.5825
1233-302	5.5825
1233-304	5.5825
1217-102 ✓	5.5825
1217-104 ✓	5.5825
1217-202 ✓	5.5825
1217-204 ✓	5.5825
1217-302 ✓	5.5825
1217-304 ✓	5.5825
1225-101 ✓	5.5825
1225-103 ✓	5.0975
1225-201 ✓	5.5825
1225-203 ✓	5.5825
1225-301 ✓	5.5825
1225-303 ✓	<u>5.5825</u>
	100.0000%

Proprietor of Cook County Clerk's Office

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EXHIBIT D

CERTIFICATE OF DEVELOPER

Frank O'Hare hereby certifies that:

1. He is the Secretary of Beacon Cove Development Corporation, an Illinois corporation, Developer of Beacon Cove Condominiums of Palatine.

2. A Notice of Intent ("Notice") in the form and substance required by Section 30 of the Illinois Condominium Property Act and Section 6-88 of the Palatine Code of Ordinances was given to all persons who were tenants of the property described in Paragraph 2 of the Declaration of Condominium to which this Certificate is attached on March 3, 1997, the date the Notice was delivered to all such tenants.

3. Said Notice was given to the tenants aforesaid before the execution by the undersigned, or any agent of the undersigned, of any agreement for the sale of a unit at Beacon Cove Condominiums of Palatine.



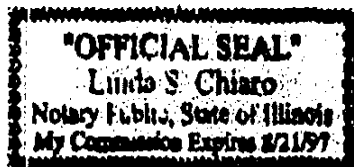
Frank O'Hare, Secretary

STATE OF ILLINOIS)

COUNTY OF COOK)

I, Linda S. Chiaro, a Notary Public in and for said County and State, do hereby certify that Frank O'Hare, personally known to me to be the same person whose name is subscribed to the above Certificate of Developer as Secretary of Beacon Cove Development Corporation, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the Certificate as his free and voluntary act, and as the free and voluntary act of Beacon Cove Development Corporation as Secretary of the aforesaid corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of April, 1997.



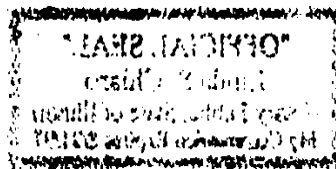


Notary Public

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BEACON COVE CONDOMINIUMS OF PALATINE

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

EXHIBIT "E":

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1065.76 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND 476.0 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 (BOTH DISTANCES BEING MEASURED ALONG LINES PARALLEL WITH THE SOUTH LINE AND THE WEST LINE OF SAID NORTHWEST 1/4 RESPECTIVELY); THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG A LINE DRAWN PERPENDICULAR WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 226.83 FEET; THENCE NORTH 57 DEGREES 32 MINUTES 12 SECONDS EAST, 515.835 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES PER DOCUMENT NO. LR2668783; THENCE SOUTH 46 DEGREES 20 MINUTES 08 SECONDS EAST, 61.154 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT PER DOCUMENT NO. LR2668783 TO THE POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY 166.701 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT, BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 270.0 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 01 MINUTES 23 SECONDS EAST TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST, 444.378 FEET ALONG SAID PERPENDICULAR LINE TO THE POINT OF INTERSECTION WITH A LINE 415.0 FEET (AS MEASURED PERPENDICULARLY) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, 220.097 FEET ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE SOUTH LINE OF SAID NORTHWEST 1/4 AT A POINT ON SAID SOUTH LINE, 1475.89 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 48.50 FEET; THENCE NORTH 34 DEGREES 02 MINUTES 14 SECONDS WEST, 131.275 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 AND PASSING THROUGH THE POINT OF BEGINNING, SAID POINT BEING 335.84 FEET EAST OF SAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 335.84 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, AFORESAID, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1065.76 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND 476.0 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 (BOTH DISTANCES BEING MEASURED ALONG LINES PARALLEL WITH THE SOUTH LINE AND THE WEST LINE OF SAID NORTHWEST 1/4 RESPECTIVELY); THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG A LINE DRAWN PERPENDICULAR WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 226.83 FEET; THENCE NORTH 57 DEGREES 32 MINUTES 12 SECONDS EAST, 515.835 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES PER DOCUMENT NO. LR2668783; THENCE SOUTH 46 DEGREES 20 MINUTES 08 SECONDS EAST, 61.154 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT PER DOCUMENT NO. LR2668783 TO THE POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY 166.701 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT, BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 270.0 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 01 MINUTES 23 SECONDS EAST TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, 142.158 FEET TO A POINT FOR A PLACE OF BEGINNING, SAID POINT BEING 302.22 FEET

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NORTH OF THE INTERSECTION OF THE SOUTHERLY EXTENSION OF SAID PERPENDICULAR LINE WITH A LINE 415.0 FEET, AS MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 148.22 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, 148.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST, 148.22 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 148.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 235,886 SQUARE FEET OR 5.415 ACRES

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