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PLAT

4-9-97

SEE PLAT BOOKS

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DEPT-01 RECORDING 195.00
147777 TRAN 0196 04/09/97 13:03:00
97246607 DR *-97-246607
COOK COUNTY RECORDER

**THIRTIETH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
THE OAKWOOD HILLS CONDOMINIUM ASSOCIATION**

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| | |
|----------|-------------------|
| RECORDED | 95. ⁰⁰ |
| DATE | 4-9-97 |
| BY | FM |

FM M

THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED SHOULD BE MAILED TO:

Irwin E. Leiter, Esq.
LAW OFFICES OF IRWIN E. LEITER
1301 W. 22nd Street
Suite 210
Oak Brook, Illinois 60521
(630) 571-7767

ADDRESS OF PROPERTY COVERED BY AMENDMENT:

371 A, B, C and D Woodview Circle and 373 A, B, C and D Woodview Circle,
Elgin, Il. 60120

PERMANENT REAL ESTATE INDEX NO.:

06-19-211-019
212-001

PLAT WITH THIS DOCUMENT

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THIRTIETH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
THE OAKWOOD HILLS CONDOMINIUM ASSOCIATION

THIS AMENDMENT to the Declaration of Condominium Ownership for the Oakwood Hills Condominium Association (hereinafter referred to as the "Amendment") is executed by Parkway Bank and Trust Company, as Trustee under Trust Agreement dated September 3, 1992, and known as Trust No. 10420, and not personally, (hereinafter referred to as the "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant recorded the Declaration of Condominium Ownership for the Oakwood Hills Condominium (hereinafter referred to as the "Declaration") on May 26, 1993 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 93-401383; and

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

WHEREAS, pursuant to the Act, as amended, under Article Nine of the Declaration, 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 Development Parcel, as described in Exhibit "E" of the Declaration, to the Submitted Parcel and thereby add to the plan of condominium ownership created by the

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Declaration; and

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

WHEREAS the Additional Parcel is now improved with one (1) building for a total of eight (8) residential units; and

WHEREAS, Declarant desires to amend the Declaration as it relates to the Plat of Condominium Survey (Exhibit "B" of the Declaration) and to the percentage of 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 Development Area described in Exhibit "B".

NOW, THEREFORE, 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 and in Exhibit "A" as attached hereto, and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is 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.

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3. Exhibit "C" of the Declaration, "Schedule of Percentage of Interests in Common Elements", is hereby deleted and an amended Exhibit "C" attached hereto as Exhibit "C" is substituted 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 instrument, shall run with and bind the Condominium Property, including the Additional Parcel.

6. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms and, except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, the Declarant as aforesaid has caused its seal to be affixed hereunder and has caused its name to be signed by these presents by its Vice President and attested by its Trust Officer this 12th day of March, 1997.

THE SIGNATURE OF PARKWAY BANK & TRUST CO. IS BASED SOLELY UPON INFORMATION FURNISHED BY THE BENEFICIARY OR BENEFICIARIES OF THE AFORESAID TRUST. THE UNDERSIGNED HAS NO PERSONAL KNOWLEDGE OF ANY OF THE FACTS OR STATEMENTS HEREIN CONTAINED.

Parkway Bank and Trust Company
as Trustee as aforesaid and not
individually

BY: [Signature]
Vice President

ATTEST:

[Signature]
TRUST OFFICER

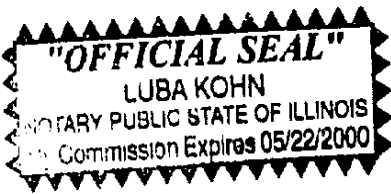
This Agreement is stated by Parkway Bank & Trust Co. not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 12410. Said Trust Agreement is hereby made a part hereof and the terms, covenants and conditions which may result from the execution of this Agreement shall be payable only out of any trust property which may be held thereunder, and said Trustee shall not be personally liable for the performance of any of the terms and conditions of this agreement or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of Parkway Bank and Trust Co. is hereby expressly waived by the parties hereto and their respective successors and assigns.

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STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, LUBA KOHN, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Poszynski, Vice President of Parkway Bank and Trust Company, an Illinois Corporation, and Jo Ann Kubinski, Trust Officer thereof, 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 Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that (s)he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as (his) (her) own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of August, A.D. 1997.



Luba Kohn
NOTARY PUBLIC

My Commission expires: 5/22/2000

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CONSENT OF MORTGAGEE

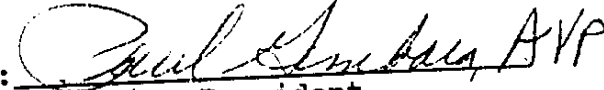
PARKWAY BANK AND TRUST COMPANY, an Illinois corporation,
holder of ~~XXXXXXXXXX~~ a mortgage encumbering the Property dated 8/10/95
~~XX~~, and recorded 9/15/95 as Document Number 95623052
~~XX~~, hereby consents to the execution
and recording of the within Declaration and agrees that its lien
shall be subject to the provisions of the Declaration as amended by
this Amendment.

IN WITNESS WHEREOF, PARKWAY BANK AND TRUST COMPANY has caused
this instrument to be signed by its duly authorized officers on its
behalf.

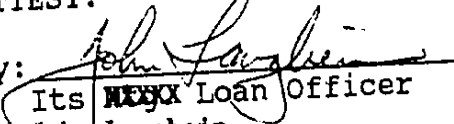
DATED this 11th day of March, 1997.

(S E A L)

PARKWAY BANK AND TRUST
COMPANY, an Illinois corporation

By: 
Its: Vice President
Asst.
Paul Gembara

ATTEST:

By: 
Its ~~NEWX~~ Loan Officer
John Langbein

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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 Paul Gembara
Assistant, Vice President of Parkway Bank and Trust Company, an Illinois Corporation, and John Langbein
Loan Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ^{ASST.} Vice President and ~~Assistant~~ ^{Loan Officer} Secretary, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that (s)he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as (his) (Her) own free and voluntary act, and as the free and voluntary act of said Ban, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of March, A.D. 1997.

Tina D'Addosio
Notary Public

My Commission expires:

10/22/2000



Notary Public

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EXHIBIT "A"

Property Subject to the Condominium Declaration

"Submitted Parcel".

LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 AND 14 IN OAKWOOD HILLS UNIT 1, AND LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 IN OAKWOOD HILLS UNIT 2, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18 AND PART OF THE NORTH HALF OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1992 AS DOCUMENT NO. 92935093, IN COOK COUNTY, ILLINOIS.

AND

LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 37 IN OAKWOOD HILLS UNIT 3, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18 AND PART OF THE NORTH HALF OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT 95801163.

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EXHIBIT "C"
List of Units and Percentages
Interest in the Common Elements

| | |
|---------|---------|
| 7 A1-1 | .383268 |
| 7 A2-1 | .431042 |
| 7 B1-1 | .359920 |
| 7 B2-1 | .364230 |
| 5 A1-1 | .383268 |
| 5 A2-1 | .431042 |
| 5 B1-1 | .359920 |
| 5 B2-1 | .364230 |
| 5 A1-2 | .383268 |
| 5 A2-2 | .431042 |
| 5 B1-2 | .359920 |
| 5 B2-2 | .364230 |
| 6 A1-1 | .383268 |
| 6 A2-1 | .431042 |
| 6 B1-1 | .359920 |
| 6 B2-1 | .364230 |
| 6 A1-2 | .383268 |
| 6 A2-2 | .431042 |
| 6 B1-2 | .359920 |
| 6 B2-2 | .364230 |
| 14 A1-1 | .383268 |
| 14 A2-1 | .431042 |
| 14 B1-1 | .359920 |
| 14 B2-1 | .364230 |
| 14 A1-2 | .383268 |
| 14 A2-2 | .431042 |
| 14 B1-2 | .359920 |
| 14 B2-2 | .364230 |
| 13 A1-1 | .383268 |
| 13 A2-1 | .431042 |
| 13 B1-1 | .359920 |
| 13 B2-1 | .364230 |
| 13 A1-2 | .383268 |
| 13 A2-2 | .431042 |
| 13 B1-2 | .359920 |
| 13 B2-2 | .364230 |
| 10 A1-1 | .383268 |
| 10 A2-1 | .431042 |
| 10 B1-1 | .359920 |
| 10 B2-1 | .364230 |
| 10 A1-2 | .383268 |
| 10 A2-2 | .431042 |
| 10 B1-2 | .359920 |
| 10 B2-2 | .364230 |

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| 9 A1-1 | .383268 |
| 9 A2-1 | .431042 |
| 9 B1-1 | .359920 |
| 9 B2-1 | .364230 |
| 9 A1-2 | .383268 |
| 9 A2-2 | .431042 |
| 9 B1-2 | .359920 |
| 9 B2-2 | .364230 |
| 4 A1-1 | .383268 |
| 4 A2-1 | .431042 |
| 4 B1-1 | .359920 |
| 4 B2-1 | .364230 |
| 1 A1-1 | .383268 |
| 1 A2-1 | .431042 |
| 1 B1-1 | .359920 |
| 1 B2-1 | .364230 |
| 1 A1-2 | .383268 |
| 1 A2-2 | .431042 |
| 1 B1-2 | .359920 |
| 1 B2-2 | .364230 |
| 2 A1-1 | .383268 |
| 2 A2-1 | .431042 |
| 2 B1-1 | .359920 |
| 2 B2-1 | .364230 |
| 2 A1-2 | .383268 |
| 2 A2-2 | .431042 |
| 2 B1-2 | .359920 |
| 2 B2-2 | .364230 |
| 3 A1-1 | .383268 |
| 3 A2-1 | .431042 |
| 3 B1-1 | .359920 |
| 3 B2-1 | .364230 |
| 3 A1-2 | .383268 |
| 3 A2-2 | .431042 |
| 3 B1-2 | .359920 |
| 3 B2-2 | .364230 |
| 12 A1-1 | .383268 |
| 12 A2-1 | .431042 |
| 12 B1-1 | .359920 |
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| 12 A1-2 | .383268 |
| 12 A2-2 | .431042 |
| 12 B1-2 | .359920 |
| 12 B2-2 | .364230 |
| 11 A1-1 | .383268 |
| 11 A2-1 | .431042 |
| 11 B1-1 | .359920 |
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| 24 A1-1 | .383268 |
| 24 A2-1 | .431042 |
| 24 B1-1 | .359920 |
| 24 B2-1 | .364230 |
| 24 A1-2 | .383268 |
| 24 A2-2 | .431042 |
| 24 B1-2 | .359920 |
| 24 B2-2 | .364230 |

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|---------|---------|
| 15 A1-1 | .383268 |
| 15 A2-1 | .431042 |
| 15 B1-1 | .359920 |
| 15 B2-1 | .364230 |
| 15 A1-2 | .383268 |
| 15 A2-2 | .431042 |
| 15 B1-2 | .359920 |
| 15 B2-2 | .364230 |

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| 16 A1-1 | .383268 |
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| 16 A1-2 | .383268 |
| 16 A2-2 | .431042 |
| 16 B1-2 | .359920 |
| 16 B2-2 | .364230 |

| | |
|---------|---------|
| 17 A1-1 | .383268 |
| 17 A2-1 | .431042 |
| 17 B1-1 | .359920 |
| 17 B2-1 | .364230 |
| 17 A1-2 | .383268 |
| 17 A2-2 | .431042 |
| 17 B1-2 | .359920 |
| 17 B2-2 | .364230 |

| | |
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| 23 A1-2 | .383268 |
| 23 A2-2 | .431042 |
| 23 B1-2 | .359920 |
| 23 B2-2 | .364230 |

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| 19 A1-1 | .383268 |
| 19 A2-1 | .431042 |
| 19 B1-1 | .359920 |
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| 19 A1-2 | .383268 |
| 19 A2-2 | .431042 |
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| 19 B2-2 | .364230 |

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| 21 A1-1 | .383268 |
| 21 A2-1 | .431042 |
| 21 B1-1 | .359920 |
| 21 B2-1 | .364230 |
| 21 A1-2 | .383268 |
| 21 A2-2 | .431042 |
| 21 B1-2 | .359920 |
| 21 B2-2 | .364230 |
| | |
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| 18 B1-2 | .359920 |
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| 22 B1-2 | .359920 |
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| 20 A2-2 | .431042 |
| 20 B1-2 | .359920 |
| 20 B2-2 | .364230 |
| | |
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| 26 B1-1 | .359920 |
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| 26 A1-2 | .383268 |
| 26 A2-2 | .431042 |
| 26 B1-2 | .359920 |
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| | |
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| 27 B1-1 | .359920 |
| 27 B2-1 | .364230 |
| 27 A1-2 | .383268 |
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| 30 A1-2 | .383268 |
| 30 A2-2 | .431042 |
| 30 B1-2 | .359920 |
| 30 B2-2 | .364230 |

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| 31 A1-2 | .383268 |
| 31 A2-2 | .431042 |
| 31 B1-2 | .359920 |
| 31 B2-2 | .364230 |

| | |
|---------|---------|
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| 32 A2-1 | .431042 |
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| 32 B1-2 | .359920 |
| 32 B2-2 | .364230 |

| | |
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| 33 A1-2 | .383268 |
| 33 A2-2 | .431042 |
| 33 B1-2 | .359920 |
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| 25 A1-1 | .383268 |
| 25 A2-1 | .431042 |
| 25 B1-1 | .359920 |
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| 25 B1-2 | .359920 |
| 25 B2-2 | .364230 |

| | |
|---------|---------|
| 28 A1-1 | .383268 |
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| 28 B2-2 | .364230 |

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| 34 B1-2 | .359920 |
| 34 B2-2 | .364230 |

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| 37 A2-2 | .431042 |
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| 37 B2-2 | .364230 |

| | |
|---------|----------------|
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| 38 A2-1 | .431042 |
| 38 B1-1 | .359920 |
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| 38 A1-2 | .383268 |
| 38 A2-2 | .431042 |
| 38 B1-2 | .359920 |
| 38 B2-2 | <u>.364433</u> |