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5-13-97

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PLAT WITH THIS DOCUMENT

**THIRTY-FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
THE OAKWOOD HILLS CONDOMINIUM ASSOCIATION**

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DEPT-01 RECORDING \$99.00
747777 TRAN 2131 05/13/97 14:33:00
48869 DC *-97-336550
COOK COUNTY RECORDER

THIS INSTRUMENT WAS PREPARED BY ~~ME~~ 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:

1011 A, B, C + D AND 1013 A, B, C, + D SOMMERSET COURT
ELGIN ILLINOIS 60120

PERMANENT REAL ESTATE INDEX NO.:

06-19-2/2-001
211-016

	A
	B
	V
	(M)

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04/97

Box-15

RECORDING FEE \$ 99.00
DATE 5/13/97 COPIES 6
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**THIRTY-FIRST 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 (3) 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 7th day of May, 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 signed by Parkway Bank & Trust Co. and individually but solely as Trustee under a certain Trust Agreement known as Trust No. 14429 Said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable 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 fulfillment 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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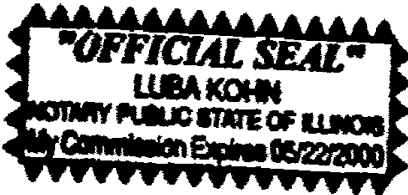
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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, LUBA KOHN, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Poczynski, 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 5th day of May, A.D. 1997.



Luba Kohn
NOTARY PUBLIC

My Commission expires:

5/22/2000

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CONSENT OF MORTGAGEE

GRAND NATIONAL BANK, a NATIONAL ASSOCIATION
holder of a mortgage encumbering the Property dated April 22, 1996
and recorded May 7, 1996 as Document Number 96347484
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, GRAND NATIONAL BANK, has caused this
instrument to be signed by its duly authorized officers on its behalf.

DATED this 3rd day of April, ~~1996~~ ¹⁹⁹⁷.

GRAND NATIONAL BANK,
a NATIONAL ASSOCIATION

BY: [Signature]
Its: Vice President

Attest:

BY: [Signature]
Its: Assistant Secretary
Vice President

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STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT KURT P. PARKER, Vice President, Grand National Bank, a NATIONAL ASSOCIATION, and William F. Smith, ~~Assistant Secretary~~ ^{VICE PRESIDENT} thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and ~~Assistant Secretary~~ ^{VICE PRESIDENT}, 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~~ ^{VICE PRESIDENT} 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 (her) (his) 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 30th day of April, A.D. 1994.



Christopher P. Marrs
Notary Public

My Commission Expires:

1/9/99

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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, 37 AND 38 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	.371827
7 A2-1	.418175
7 B1-1	.349176
7 B2-1	.353358
5 A1-1	.371827
5 A2-1	.418175
5 B1-1	.349176
5 B2-1	.353358
5 A1-2	.371827
5 A2-2	.418175
5 B1-2	.349176
5 B2-2	.353358
6 A1-1	.371827
6 A2-1	.418175
6 B1-1	.349176
6 B2-1	.353358
6 A1-2	.371827
6 A2-2	.418175
6 B1-2	.349176
6 B2-2	.353358
14 A1-1	.371827
14 A2-1	.418175
14 B1-1	.349176
14 B2-1	.353358
14 A1-2	.371827
14 A2-2	.418175
14 B1-2	.349176
14 B2-2	.353358
13 A1-1	.371827
13 A2-1	.418175
13 B1-1	.349176
13 B2-1	.353358
13 A1-2	.371827
13 A2-2	.418175
13 B1-2	.349176
13 B2-2	.353358
10 A1-1	.371827
10 A2-1	.418175
10 B1-1	.349176
10 B2-1	.353358
10 A1-2	.371827
10 A2-2	.418175
10 B1-2	.349176
10 B2-2	.353358

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9 A1-1	.371827
9 A2-1	.418175
9 B1-1	.349176
9 B2-1	.353358
9 A1-2	.371827
9 A2-2	.418175
9 B1-2	.349176
9 B2-2	.353358
4 A1-1	.371827
4 A2-1	.418175
4 B1-1	.349176
4 B2-1	.353358
1 A1-1	.371827
1 A2-1	.418175
1 B1-1	.349176
1 B2-1	.353358
1 A1-2	.371827
1 A2-2	.418175
1 B1-2	.349176
1 B2-2	.353358
2 A1-1	.371827
2 A2-1	.418175
2 B1-1	.349176
2 B2-1	.353358
2 A1-2	.371827
2 A2-2	.418175
2 B1-2	.349176
2 B2-2	.353358
3 A1-1	.371827
3 A2-1	.418175
3 B1-1	.349176
3 B2-1	.353358
3 A1-2	.371827
3 A2-2	.418175
3 B1-2	.349176
3 B2-2	.353358
12 A1-1	.371827
12 A2-1	.418175
12 B1-1	.349176
12 B2-1	.353358
12 A1-2	.371827
12 A2-2	.418175
12 B1-2	.349176
12 B2-2	.353358
11 A1-1	.371827
11 A2-1	.418175
11 B1-1	.349176
11 B2-1	.353358

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24 A1-1 .371827
24 A2-1 .418175
24 B1-1 .349176
24 B2-1 .353358
24 A1-2 .371827
24 A2-2 .418175
24 B1-2 .349176
24 B2-2 .353358

15 A1-1 .371827
15 A2-1 .418175
15 B1-1 .349176
15 B2-1 .353358
15 A1-2 .371827
15 A2-2 .418175
15 B1-2 .349176
15 B2-2 .353358

16 A1-1 .371827
16 A2-1 .418175
16 B1-1 .349176
16 B2-1 .353358
16 A1-2 .371827
16 A2-2 .418175
16 B1-2 .349176
16 B2-2 .353358

17 A1-1 .371827
17 A2-1 .418175
17 B1-1 .349176
17 B2-1 .353358
17 A1-2 .371827
17 A2-2 .418175
17 B1-2 .349176
17 B2-2 .353358

23 A1-2 .371827
23 A2-2 .418175
23 B1-2 .349176
23 B2-2 .353358

19 A1-1 .371827
19 A2-1 .418175
19 B1-1 .349176
19 B2-1 .353358
19 A1-2 .371827
19 A2-2 .418175
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21 A1-1	.371827
21 A2-1	.418175
21 B1-1	.349176
21 B2-1	.353358
21 A1-2	.371827
21 A2-2	.418175
21 B1-2	.349176
21 B2-2	.353358
18 A1-1	.371827
18 A2-1	.418175
18 B1-1	.349176
18 B2-1	.353358
18 A1-2	.371827
18 A2-2	.418175
18 B1-2	.349176
18 B2-2	.353358
22 A1-1	.371827
22 A2-1	.418175
22 B1-1	.349176
22 B2-1	.353358
22 A1-2	.371827
22 A2-2	.418175
22 B1-2	.349176
22 B2-2	.353358
20 A1-1	.371827
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20 B1-1	.349176
20 B2-1	.353358
20 A1-2	.371827
20 A2-2	.418175
20 B1-2	.349176
20 B2-2	.353358
26 A1-1	.371827
26 A2-1	.418175
26 B1-1	.349176
26 B2-1	.353358
26 A1-2	.371827
26 A2-2	.418175
26 B1-2	.349176
26 B2-2	.353358
29 A1-1	.371827
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29 B1-1	.349176
29 B2-1	.353358
29 A1-2	.371827
29 A2-2	.418175
29 B1-2	.349176
29 B2-2	.353358

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27 A1-1	.371827
27 A2-1	.418175
27 B1-1	.349176
27 B2-1	.353358
27 A1-2	.371827
27 A2-2	.418175
27 B1-2	.349176
27 B2-2	.353358

30 A1-1	.371827
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30 B1-1	.349176
30 B2-1	.353358
30 A1-2	.371827
30 A2-2	.418175
30 B1-2	.349176
30 B2-2	.353358

31 A1-1	.371827
31 A2-1	.418175
31 B1-1	.349176
31 B2-1	.353358
31 A1-2	.371827
31 A2-2	.418175
31 B1-2	.349176
31 B2-2	.353358

32 A1-1	.371827
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32 B1-1	.349176
32 B2-1	.353358
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32 B1-2	.349176
32 B2-2	.353358

33 A1-2	.371827
33 A2-2	.418175
33 B1-2	.349176
33 B2-2	.353358

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25 A1-1	.371827
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25 B1-1	.349176
25 B2-1	.353358
25 A1-2	.371827
25 A2-2	.418175
25 B1-2	.349176
25 B2-2	.353358

28 A1-1	.371827
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34 B2-2	.353358

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37 B1-2	.349176
37 B2-2	.353358

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38 B2-1	.353358
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38 A2-2	.418175
38 B1-2	.349176
38 B2-2	.353358

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35 B1-1	.349176
35 B2-1	.353358
35 A1-2	.371827
35 A2-2	.418175
35 B1-2	.349176
35 B2-2	<u>.353448</u>

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