

UNOFFICIAL COPY

77-08-874-2
PREPARED BY & MAIL TO:
P.D. HARTZ CONSTRUCTION CO., INC.
8995 WEST 95TH STREET
PALOS HILLS, IL 60465

PLAT WITH THIS DOCUMENT

98078076

SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, AND
COVENANTS FOR THE CHAPEL HILL
CONDOMINIUM ASSOCIATION

THIS DECLARATION is made by FIRST
NATIONAL BANK OF EVERGREEN PARK, as
Trustee under Trust Number 12818,
dated DECEMBER 3, 1992, hereinafter
known as "Declarant" and P.D. HARTZ
CONSTRUCTION CO., INC., hereinafter
known as "Developer".

DEPT-01 RECORDING \$67.00
T40009 TRAN 2756 06/08/98 11:47:00
#8185 + CG *-98-478076
COOK COUNTY RECORDER

WITNESSETH:

WHEREAS, by the Declaration of
Condominium Ownership recorded in the
Office of the Recorder of Deeds of
Cook County, Illinois as Document
No. 98085725 on February 2, 1998.

FIRST NATIONAL BANK OF EVERGREEN PARK
as Trustee, under Trust Number 12818, dated DECEMBER 3, 1992, and
not individually, submitted certain real estate to the Condominium
Property Act of the State of Illinois (the "Act"), said Condominium
being known as CHAPEL HILLS CONDOMINIUMS; and

WHEREAS, under Paragraph 1 of ARTICLE XIX of the Declaration,
the right is reserved in the Developer, P.D. HARTZ CONSTRUCTION CO.
INC., to annex and add certain real property to the Parcel and
Property described in the Declaration, and thereby add to the
Condominium; and

WHEREAS, FIRST NATIONAL BANK OF EVERGREEN PARK, as trustee
under Trust Agreement dated DECEMBER 3, 1992, and known as Trust
No. 12818 in the legal title holder of the property to be annexed
and P.D. HARTZ CONSTRUCTION CO., INC. is the Developer and
beneficial owner of said Trust and wishes to so annex and add to
said Parcel and Property, and thereby submit to the Act as a part
of the Condominium the following real property (the "Additional
Property"):

LOT 53 IN CHAPEL HILL, A PLANNED UNIT DEVELOPMENT,
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #24-21-103-007-0000

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RECORDED FILE # 6700
DATE 4/8/98 BY [signature]
[signature]

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COMMON ADDRESSES:

5229 Mint Julip Drive
5231 Mint Julip Drive
5233 Mint Julip Drive
5235 Mint Julip Drive

which property is a portion of the Development Area described in said Declaration; and

WHEREAS, the Additional Property is now improved with one (1) building containing four (4) units, making a total of four (4) additional units, as defined in the Declaration.

NOW THEREFORE, FIRST NATIONAL BANK OF EVERGREEN PARK, as Trustee under Trust Agreement dated December 3, 1992, and known as Trust No. 12818, and not individually, as the legal title holder of the Additional Property and P.D. HARTZ CONSTRUCTION CO., INC. as the beneficial owner of said Trust, and for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. The Additional Property is hereby annexed to the Parcel and Property as defined in Article I of the Declaration and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

2. The Plat attached to the Declaration as Exhibit "A" showing the boundaries of the Property and delineating and describing the Units contained therein, is hereby amended and supplemented by Exhibit "A" attached hereto showing the boundaries of the annexed Property and Describing the additional units contained in said annexed Property.

3. Exhibit "B" attached to the Declaration setting forth the percentages of the undivided interest in the common elements corresponding to each Unit described in Exhibit "A" prior to this Amendment are hereby reduced to the respective percentage interest in the common elements as set forth in Exhibit "B" attached hereto. Exhibit "B" attached to the Declaration is amended by the substitution of Exhibit "B" attached hereto.

4. The additional common elements added to the Declaration by this Amendment, are hereby granted and conveyed, all as set forth in the Declaration.

5. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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IN WITNESS WHEREOF, the Declarant has caused its corporate seal to be affixed hereunto and caused its name to be signed hereto by its duly authorized officers, this day of , 1998.

First National Bank of Evergreen Park
as Trustee, under Trust Agreement
Number 12818 dated DECEMBER 3, 1992

BY: Robert J. Mayo
Vice President and Trust Officer

ATTEST:

Nancy Rodighiero
Assistant Trust Officer

STATE OF ILLINOIS)

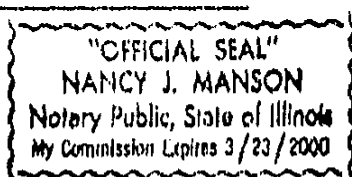
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Robert J. Mayo, who is Vice President and Trust Officer of First National Bank of Evergreen Park, as Trustee under Trust Number 12818 dated December 3, 1992 and Nancy Rodighiero, who is Assistant Trust Officer, of the same corporation, 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 corporation, for the uses and purposes therein set forth, there acknowledge that he, as custodian of the Corporate Seal of said corporation, affixed the corporate seal to the foregoing instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4th day of June, 1998.

Nancy J. Manson
NOTARY PUBLIC

My Commission Expires:



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RIDER ATTACHED TO THE SECOND AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR CHAPEL HILL CONDOMINIUMS

DATED December 3, 1992 UNDER TRUST NO. 12818

Executed and delivered by First National Bank of Evergreen Park not in its individual capacity, but solely in the capacity herein described, for the purpose of binding the herein described property, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding that each and all of the undertakings and agreements herein made, are made and intended not as personal undertakings and agreements of the Trustee, or for the purpose of binding the Trustee personally, but executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against said trustee on account hereof or on account of any undertaking or agreement herein contained, either expressed or implied. All such personal liability, if any being hereby expressly waived and released by all other parties hereto, and those claiming by, through or under them.

First National Bank of Evergreen Park
not individually, but as
Trustee under Trust Number 12818

BY: *Rolando J. Sandoval*
Vice President & Trust Officer

ATTEST:

Manoel Rodriguez
Assistant Trust Officer

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CONSENT OF MORTGAGE

First National Bank of Evergreen Park, the owner and holder of the mortgages, dated January 21, 1997 and recorded January 23, 1997 as Document No. 97052014; dated May 13, 1997 and recorded May 20, 1997 as Document 97354840; dated May 13, 1997 and recorded May 20, 1997 as Document 97354842; and dated October 27, 1997 and recorded October 31, 1997 as Document 97816275 in the Office of the Recorder of Deeds of Cook County, Illinois, on the property, hereby consent to the execution and recording of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Chapel Hill Condominium.

IN WITNESS WHEREOF, the said First National Bank of Evergreen Park be signed by its duly authorized officers on its behalf; all done at DALE, Illinois, on the 31st day of JUNE, 1998.

By: [Signature]
First National Bank of
Evergreen Park

ATTEST:

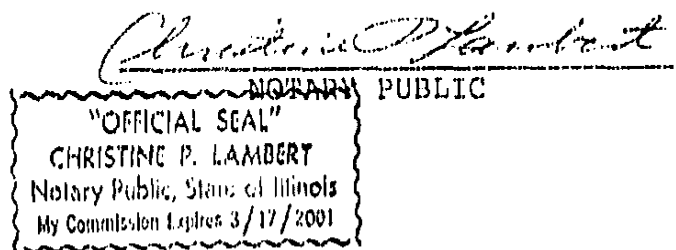
[Signature]
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the said County and State, DO HEREBY CERTIFY that Wayford R. Novak, and Sarah Pavuk, Vice President and Operations Officer, respectively of, First National Bank of Evergreen Park personally known to me to be same persons whose names are subscribed to the foregoing instrument as such Vice President and Operations Officer, 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 said corporation, or the uses and purposes therein set forth.

Given under my hand and notarial seal the 31st day of June, 1998.

My Commission Expires:

3-17-2001



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EXHIBIT "B"

PERCENTAGE INTERESTS IN COMMON ELEMENTS

CHAPEL HILL CONDOMINIUMS

<u>UNITS</u>	<u>% INTEREST</u>
5221	8.910%
5223	8.910%
5225	8.910%
5227	9.907%
11457	8.910%
11461	8.910%
11465	9.907%
5229	8.909%
5231	8.909%
5233	8.909%
5235	8.909%
	<hr/>
	100.000%

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EXHIBIT "C"

ADDITIONAL LAND

Lots 51 & 52, 54 & 55 and 58 - 64 in Chapel Hill, a Planned Unit Development, being a Subdivision of part of the Northwest 1/4 of Section 21, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

98478076