2286/0058 07 001 Page 1 of 11 1998-10-13 11:36:06 Cook County Recorder 79.00

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Gregory F. Smith, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, IL 60523
630.571.1900

98914685

GIT 4237346 MJ

FIRST AMENDMENT TO DECLARATION FOR BALMORAL COURT TOWN HOMES

This Fire Amendment to Declaration (this "Amendment") is made by William A. Tarsitano ("Declarant")

RECITALS:

- A. On August 11, 1978, Declarant recorded the Declaration for Balmoral Court Town Homes with the Cook County Recorder of Deeds as Document No. R98-706506 ("Declaration"). The Declaration subjects the real property described on Exhibit "A" attached hereto and made a part hereof to the conditions, covenants, restrictions, reservations, grants and easements set forth therein.
- B. Pursuant to authority of Section 13.06 of the Declaration, Declarant desires to subject additional real property to the Declaration ("Additional Land"). The Additional Land is described on Exhibit "B" attached hereto and made a part hereof.

NOW THEREFORE, the Declarant declares as follows:

- 1. The Additional Land is hereby made subject to the Declaration.
- 2. The following Sections contained in Articles One and Two of the Declaration are amended in their entirety to read as follows:
 - "1.05 <u>COMMUNITY AREA</u>: Those portions of the Premises which are described and designated as: 'Outlot 3' in the Plat, together with all improvements located above and below the ground and rights appurtenant thereto; that portion of Lot 1 designated as Parcel G on the Plat attached to the Declaration; and that portion of Lot 2 designated as Parcel H on the Plat attached hereto.

PLAT WITH THIS 7900 PM

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- 1.16 <u>PLAT</u>: The plat of survey attached to the Declaration as <u>Exhibit "C"</u> and the plat of survey attached hereto as <u>Exhibit "C"</u>, as may be amended from time to time.
- 1.17 <u>PREMISES</u>: The real estate which is legally described in <u>Exhibit "A"</u> attached hereto and the Additional Land described in <u>Exhibit "B"</u> attached hereto and made a part hereof.
- 2.04 LOT CONVEYANCE: The Plat describes and creates Parcels A-G on Lot 1 and Parcels A-H on Lot 2. Parcels A-F on Lot 1 and Parcels A-G on Lot 2 contain Town Homes, and Parcel G on Lot 1 and Parcel H on Lot 2 are part of the Community Area. The term Lot, as defined in Article 1.11 shall refer to the individual Parcels' located in Lots 1 and 2. There shall be no resubdivision, conveyance or transfer of a portion of 2.1 ot without the prior written consent of the Board."
- The Declaration as amended hereby, is reacknowledged, reconfirmed and in full 3. force and effect. SIGNATO SEE ATTACHED William A. Tarsitano STATE OF ILLINOIS) 35. COUNTY OF I, the undersigned, a Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that WILLIAM A. TARSITANO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this ______day of _____ 1998. NOTARY PUBLIC Doc. # 98914685 Page 2 of 11

14.47 PHIE AE CANCEPHAT	TON DI AT-
Instrumental to the second of	Color Declaration
simil-contacts	
9/20	
DATED:	1998
	DECLARANT:
	William a. How
0	WILLIAM A. TARSITANO
	والمتعارضية والمتعارض المتعارض المتعارض والمتعارض والمتع
STATE OF ILLINOIS	
COUNTY OF)	
COUNTY OF	
HEREBY CERTIFY that WILLIAM A. To person whose name is subscribed to the	Can and for said County, in the State aforesaid, DO CARSITANO, personally known to me to be the same foregoing instrument, appeared before me this day in sealed and delivered the said instrument as his free and terein set forth.
Given under my hand and official so	eal, this 29 th day of September 1998.
	Soil Classente. NOTARY PUBLIC
روا بها المعلى معلمه من من منها فعال براي اللها الراجهيات الأماد الأماد المستحيديات	

"OFFICIAL SEAL"
GAIL VALENTI
Notary Public, State of Illinois
My Commission Expires April 15, 2000

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CONSENT OF MORTGAGEE

First Nahonal Bank of Aga which is the holder of a mortgage dated as of May 4, 1998, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 5, 1998, as Document No. 98338395, encumbering the Premises (as defined in the Declaration to which this Consent is attached), hereby consents to the recording of the within Declaration and agrees that its liens shall be subject to the provisions of such Declaration.
IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed on 9\30
BY: M/n, Its: Vice President ATTEST: Secretary STATE OF ILLINOIS) ss.
ATTEST: - duellaua Jiljan Its: Secretary
STATE OF ILLINOIS) COUNTY OF COOK)
I, the undersigned, a Notary Public, in and for the Country and State aforesaid, DO HEREBY CERTIFY, that Mactin J. Thomiszer, personally known to me to be a Vice President of The First Vakonal Bank of Chicago, an
the Secretary of said corporation, and personally known to me to be persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary they signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act of the corporation.
Given under my hand and official seal this 30 day of September, 1998.
OFFICIAL SEAL TAMMY A BILL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:02/28/00

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EXHIBIT "A"

LEGAL DESCRIPTION - PREMISES

Lots 1 and 3 in Mayerick Subdivision Unit No. 6 recorded as document no. 98624641 being a resubdivision of Lot 2 in Louchios' Subdivision, A Subdivision in Part of the Northeast Quarter of Section 35, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 02-35-200-048

Commonly known as:

3926 - 3950 Balmoral Court eador.

Of County Clores

Office

Rolling Meadows, IL

EXHIBIT "B"

LEGAL DESCRIPTION - ADDITIONAL LAND

Lot 2 in Maverick Subdivision Unit No. 6 recorded as document no. 98624641 being a resubdivision of Lot 2 in Louchios' Subdivision, A Subdivision in Part of the Northeast Quarter of Section 35, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Stopology Ox Co. Illinois.

P.I.N.: 02-35-200-048

-Ounty Clork's Office Commonly known as: 3938-3950 Balmoral Court

Rolling Meadows, IL

EXHIBIT "C"

PLAT OF SURVEY - ADDITIONAL LAND

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