

ELEVENTH AMENDMENT
TO
DECLARATION
OF
CONDOMINIUM OWNERSHIP
FOR
THE HIGHLANDS



PLAT WITH THIS DOCUMENT

This Eleventh Amendment to Declaration is made and entered into by Kimball Hill, Inc., an Illinois corporation ("Declarant").

RECITALS

A. By the Declaration of Condominium Ownership for the Highlands recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97939405 on December 15, 1997 ("Declaration"), certain real estate was submitted to the Illinois Condominium Property Act ("Act"), said condominium being known as "The Highlands" ("Condominium"); and

B. Declarant is the legal title holder of and wishes to so annex and add to said Parcel and Property, as those terms are redefined in the Declaration, and therefore submit to the Act as part of the Condominium the following real property ("Additional Property") as described on Exhibit A, attached hereto and made a part hereof.

Now therefore, Declarant as legal title holder of the Property, and for the purposes 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 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. It is understood that each Unit in the Property consists of the space enclosed or bound by the horizontal and vertical planes set forth in the delineation thereof in Exhibit D. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit D. Exhibit D of the Declaration is hereby amended by the addition of Exhibit D attached hereto.

3. Exhibit E attached to the Declaration is hereby amended and superseded in its entirety by Exhibit E attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each unit described in the said Exhibit E prior to this amendment are hereby reduced to the respective percentages set forth in Exhibit E, as hereby amended.

4. The additional Common Elements are hereby granted and conveyed to the Grantees of the Units heretofore conveyed, all as set forth in the Declaration.

E	A
P	P
T	V
I	(M) JM

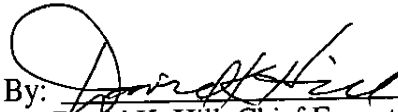
RECORDING FEE \$ 67.00
DATE 11/5/98 COPIES 6
OK JM

UNOFFICIAL COPY

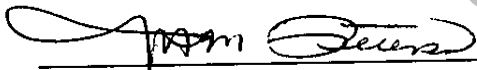
Except as expressly set forth herein, the Declaration shall remain in force and effect in accordance with its terms.

In witness whereof, Declarant has caused its name to be signed on October 26, 1998

KIMBALL HILL, INC.

By: 
David K. Hill, Chief Executive Officer
and Chairman of the Board

ATTEST:


JoAnn Peterson, Secretary

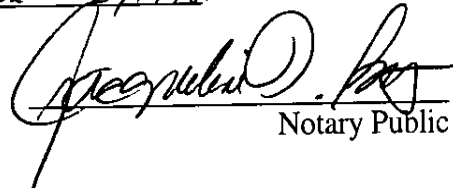
Property of Cook County Clerk's Office

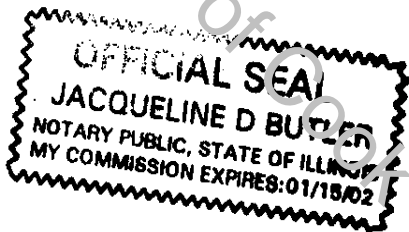
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Jacqueline D. Butler, a Notary Public of Cook County, Illinois, certifies that David K. Hill and JoAnn Peterson, as Chief Executive Officer and Chairman of the Board and Secretary of Kimball Hill, Inc., respectively personally known to me to be the same persons whose names are subscribed to the foregoing instrument in such capacities appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act, and as the free and voluntary act of Kimball Hill, Inc., for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this October 26, 1998.


Notary Public



My commission expires January 15, 2002.

SEAL

This instrument was prepared by and
MAIL TO AFTER RECORDING to:

Jacqueline D. Butler
KIMBALL HILL, INC.
5999 New Wilke Road
Rolling Meadows, IL 60008
(847)364-7300

PIN No.: 06-14-301-002

Address of Property: Vacant land at northeast corner of Schaumburg and Bartlett Roads
Streamwood, Illinois.

Property of
County Clerk's Office

UNOFFICIAL COPY

(Buildings 11 and 21)

**EXHIBIT A
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE HIGHLANDS**

Legal Description for Additional Property

LEGAL DESCRIPTION:

THAT PART OF LOT A IN THE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1997 AS DOCUMENT 97479880, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 00 DEGREES 16 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A, 318.49 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY EXTENSION OF A LINE 35.25 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF NON-EASEMENT AREA 10 IN SAID PLAT OF THE HIGHLANDS; THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A, 152.17 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF NON-EASEMENT AREA 12 IN SAID PLAT OF THE HIGHLANDS; THENCE NORTH 89 DEGREES 13 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID NON-EASEMENT AREA 12 AND ALONG SAID NORTH LINE EXTENDED, 106.99 FEET TO THE EASTERLY LINE OF STONEGATE LANE IN SAID PLAT OF THE HIGHLANDS; THENCE NORTH 00 DEGREES 16 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID STONEGATE LANE, 152.17 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF A LINE 35.25 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID NON-EASEMENT AREA 10; THENCE SOUTH 89 DEGREES 43 MINUTES 06 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 106.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

THAT PART OF LOT F IN THE HIGHLANDS, AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF NON-EASEMENT AREA 22 IN SAID PLAT OF THE HIGHLANDS; THENCE NORTH 27 DEGREES 03 MINUTES 26 SECONDS EAST, 82.26 FEET TO THE SOUTHWESTERLY LINE OF WALDEN TRAIL IN SAID PLAT OF THE HIGHLANDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID WALDEN TRAIL, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 35.58 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 58 DEGREES 18 MINUTES 36 SECONDS EAST, 35.54 FEET); THENCE SOUTH 53 DEGREES 40 MINUTES 37 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF WALDEN TRAIL, 120.11 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF NON-EASEMENT AREA 21 IN SAID PLAT OF THE HIGHLANDS; THENCE SOUTH 38 DEGREES 19 MINUTES 23 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID NON-EASEMENT AREA 21 AND ALONG SAID SOUTHEASTERLY LINE EXTENDED, 86.50 FEET TO THE MOST SOUTHERLY CORNER OF SAID NON-EASEMENT AREA 21; THENCE NORTH 53 DEGREES 40 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID NON-EASEMENT AREA 21, 122.25 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTH 46 DEGREES 43 MINUTES 46 SECONDS WEST, 20.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(CONTAINING 29,107 SQUARE FEET OR 0.668 ACRES)

(Buildings 11 and 21)

**EXHIBIT E TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE HIGHLANDS**

Undivided Interests in the Units are as follows:

<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>	<u>Unit</u>	<u>Undivided Interest</u>
201	0.878%	1001	0.878%	1901	0.957%	2701	0.878%
202	0.988	1002	0.956	1902	1.065	2702	0.956
203	1.062	1003	1.065	1903	0.956	2703	1.061
		1004	0.957	1904	0.878	2704	0.918
301	1.140	1101	0.878	2001	0.957	2801	0.957
302	1.138	1102	0.956	2002	1.061	2802	1.138
303	0.878	1103	0.956	2003	0.956	2803	0.956
		1104	1.140	2004	0.770	2804	0.878
401	0.878	1301	0.878	2101	1.062	2901	0.878
402	0.956	1302	0.917	2102	0.956	2902	0.917
403	1.062	1303	0.956	2103	0.956	2903	1.061
		1304	1.140	2104	0.878	2904	0.957
501	1.140	1401	0.957	2201	0.878	3001	0.878
502	0.956	1402	1.065	2202	0.956	3002	0.956
503	0.878	1403	0.917	2203	1.140	3003	1.138
		1404	0.878			3004	0.957
601	0.770	1501	0.878	2301	1.140	3101	0.878
602	0.917	1502	0.917	2302	1.061	3102	0.917
603	1.140	1503	1.140	2303	0.770	3103	1.138
						3104	0.957
							100.000%
701	1.140	1601	1.140	2401	1.067		
702	0.956	1602	1.065	2402	1.061		
703	0.878	1603	0.878	2403	0.878		
801	0.770	1701	0.770	2501	0.878		
802	0.917	1702	0.956	2502	0.956		
803	1.140	1703	0.917	2503	0.956		
		1704	1.062	2504	1.062		
901	1.140	1801	0.770	2601	1.067		
902	0.956	1802	0.956	2602	0.956		
903	0.878	1803	1.065	2603	0.956		
		1804	0.957	2604	0.878		