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PLAT

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FIRST
AMENDMENT TO
DECLARATION
OF
CONDOMINIUM
FOR THE VILLAS
OF SOUTH
HOLLAND

103 East 163rd Street,
South Holland, IL
60473.

PLAT WITH THIS DOCUMENT

76-81-3622 L

This is the First Amendment to the Declaration of Condominium for the Villas of South Holland, which is made on or as of the first day of March, 1998, pursuant to the provisions of the Illinois Condominium Property Act (Ill. Comp. Stat. 765.605/1 et seq. (1996)). This document amends the Declaration of Condominium for the Villas of South Holland dated October 24, 1997, and recorded with the Recorder of Cook County, Illinois as Document No. 97828835, as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as "Declaration").

WITNESSETH:

WHEREAS, the real estate described on Exhibit "A" of the Declaration, located in the County of Cook and State of Illinois ("submitted parcel") is being submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act (as amended) in Article XVII of the Declaration, the Declarant reserves the right from time to time to add portions of the development area to the property and submit such portions to the Act and hereby add to the plan of Condominium Ownership created by the Declaration; and

WHEREAS, the Declarant, pursuant to Article XVII of the Declaration, desires to add the real estate described on Exhibit "A" attached hereto ("legal description for property being submitted") to the property and add to the plan of Condominium Ownership, and submit the additional Parcel to the Act; and

WHEREAS, the additional Parcel is a portion of the legal description of the Parcel in the Declaration as described in Exhibit "E" therein ("additional property"); and

FIRST AMENDMENT TO
VILLAS OF SOUTH HOLLAND
CONDOMINIUM DECLARATION

Page 1

Property address PIN # 29-22-102-014, 015, 017, 018 & 019
130 E. 163rd St. So. Holland, IL

RECORDING FEE \$ 53.00
DATE 3/27/98
OK [Signature]

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WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "B" hereto) and to the percentage of ownership and trust in the common elements for condominium units (Exhibit "C" thereto); and

WHEREAS, under Article XVII of the Declaration the Declarant has a power coupled with an interest as granted to the Declarant acting by and through its duly authorized officers as attorney-in-fact to shift the percentage of ownership in the common elements appurtenant to each unit to the percentages set forth in the Amendment to Declaration; and

NOW, THEREFORE, The Villas of South Holland, L.L.C., as owner in fee simple of the additional parcel, for the purposes above set forth, hereby declare the Declaration to be amended as follows:

1. The additional Parcel is hereby annexed to the submitted Parcel and together with all improvements and structures now or hereinafter erected, constructed or contained thereon, or therein, is submitted to 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. Exhibit "A" of the Declaration (the legal description of the Condominium Property) is hereby amended by deleting said Exhibit A and substituting therefore Exhibit A attached hereto.
3. Exhibit "B" of the Declaration (the Plat of Survey) is hereby amended by deleting said Exhibit B and substituting therefore Exhibit B attached hereto.
4. Exhibit "C" of the Declaration is hereby amended by deleting said Exhibit C and substituting therefore Exhibit C attached hereto. The percentage of ownership in the common elements appurtenant to each Unit is hereby shifted to the percentages set forth in Exhibit C attached hereto.
5. Exhibit "E" of the Declaration (the legal description of the Additional Property) is hereby amended by deleting said Exhibit E and substituting therefore Exhibit E attached hereto.
6. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units in the Condominium, including the grantees of Units heretofore conveyed, as all set forth in the Declaration.

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11/11/2011

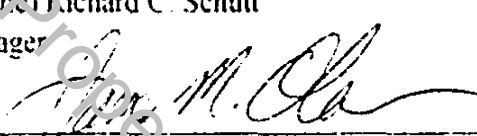
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7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the undersigned has executed this instrument this first day of March, 1998.

VILLAS OF SOUTH HOLLAND, L.L.C.

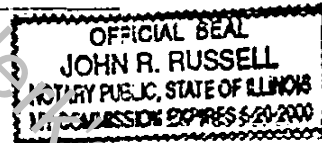
BY: 
(Print Name) Richard C. Schutt
ITS: Manager

BY: 
(Print Name) James M. Oberman
ITS: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me by Richard C. Schutt and James M. Oberman, the managers of VILLAS OF SOUTH HOLLAND, L.L.C., an Illinois Limited Liability Company, on its behalf, this first day of March, 1998.


NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY & MAILED TO:

JOHN R. RUSSELL
Attorney at Law
16250 Prince Drive
South Holland, Illinois 60473

BOX 333

FIRST AMENDMENT TO
VILLAS OF SOUTH HOLLAND
CONDOMINIUM DECLARATION
Page 3

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EXHIBIT A

DECLARATION OF CONDOMINIUM

VILLAS OF SOUTH HOLLAND CONDOMINIUM LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY

ORIGINAL CONDOMINIUM PARCEL ("1st Cut out" as recorded with original Declaration)

That part of Lot 1 in the Villas of South Holland, a planned unit development of that part of the east 1/2 of the northwest 1/4 of the northwest 1/4 of section 22, Township 36 north, Range 14, east of the third principal meridian, lying west of the west right-of-way line of the C & E I Railroad, and lying south of the south right-of-way line of 162nd street (U.S. Route 6), and (Excepting therefrom the south 509.00 feet thereof), all in Cook County, Illinois.

Bounded and Described as follows:

Beginning at the southwest corner of said Lot 1; thence north 00 degrees 01 minutes 21 seconds east on the west line of said Lot 1, a distance of 426.93 feet; thence south 89 degrees 27 minutes 58 seconds east on a line drawn parallel to the south line of said Lot 1, a distance of 329.84 feet; thence south 00 degrees 00 minutes 00 seconds west, a distance of 270.00 feet; thence north 90 degrees 00 minutes 00 seconds west, a distance of 100.00 feet; thence south 00 degrees 00 minutes 00 seconds west, a distance of 156.00 feet to a point on the south line of said Lot 1; thence north 89 degrees 27 minutes 58 seconds west on the south line of said Lot 1, a distance of 230.00 feet to the point of beginning, in Cook County, Illinois. (Containing 2.874 acres more or less).

1st ADDITIONAL PARCEL ("1st Add on" for First Amendment to Declaration)

That part of Lot 1 in the Villas of South Holland, a planned unit development of that part of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, range 14 East of the third principal meridian, lying West of the West right-of-way line of the C & E I Railroad, and lying South of the South right-of-way line of 162nd St. (U.S. Route 6), and (excepting therefrom the South 509.00 feet thereof), all in Cook County, Illinois, bounded and described as follows: commencing at the Southwest corner of said Lot 1, thence North 00 degrees 01 minutes 21 seconds East on the West line of said Lot 1, a distance of 426.93 feet; thence South 89 degrees 27 minutes 58 seconds East on a line drawn parallel to the South line of said Lot 1, a distance of 162.00 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 140.98 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 167.83 feet to a point; thence South 00 degrees 00 minutes 00 seconds West, a distance of 142.54 feet to a point; thence North 89 degrees 27 minutes 58 seconds West on a line drawn parallel to the South line of said Lot 1, a distance of 167.84 feet to the point of beginning, also that

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part of Lot 1 in the Villas of South Holland, a planned unit development of that part of the East ½ of the Northwest ¼ of the Northwest ¼ of Section 22, Township 36 North, range 14 East of the third principal meridian, lying West of the West right-of-way line of the C & E I Railroad, and lying South of the South right-of-way line of 162nd St. (U.S. Route 6), and (Excepting therefrom the South 509.00 feet thereof), all in Cook County, Illinois, bounded and described as follows: commencing at the Southwest corner of said Lot 1, a distance of 230.00 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 156.00 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point; thence North 00 degrees 00 minutes 00 seconds East, a distance of 215.55 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, a distance of 275.77 feet to a point on the East line of Lot 1, said East line also being the West right-of-way line of the C & E I Railroad; thence South 00 degrees 05 minutes 15 seconds East on the last described line, a distance of 375.08 feet to the Southeast corner of Lot 1; thence North 89 degrees 27 minutes 58 seconds West on the South line of said Lot 1, a distance of 376.36 feet to the point of beginning. (containing 3.274 acres more or less)

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CONDOMINIUM DECLARATION
EXHIBIT A: Page 2

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EXHIBIT C

CLUB DECLARATION OF CONDOMINIUM VILLAS OF SOUTH HOLLAND CONDOMINIUM

Unit Information

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Street Address</u>	<u>Undivided Interest</u>
1A	V-2	111 East 163 rd Street	2.50
1B	CH-2	115 East 163 rd Street	3.50
1C	CH-2	113 East 163 rd Street	3.50
1D	V-2	117 East 163 rd Street	2.50
2A	CH-2	100 East 163 rd Street	3.50
2B	V-2	104 East 163 rd Street	2.50
2C	V-2	102 East 163 rd Street	2.50
2D	CH-2	106 East 163 rd Street	3.50
3A	CH-2	101 East 162 nd Place	3.50
3B	V-1	105 East 162 nd Place	1.50
3C	V-1	103 East 162 nd Place	1.50
3D	CH-2	107 East 162 nd Place	3.50
4A	CH-2	131 East 162 nd Place	3.50
4B	V-2	135 East 162 nd Place	2.50
4C	V-2	133 East 162 nd Place	2.50
4D	CH-2	137 East 162 nd Place	3.50
6A	CH-2	120 East 162 nd Place	3.50
6B	V-2	124 East 162 nd Place	2.50
6C	V-2	122 East 162 nd Place	2.50
6D	CH-2	126 East 162 nd Place	3.50
13A	V-2	162-1 Michigan Avenue	2.50
13B	CH-2	162-5 Michigan Avenue	3.50
13C	CH-2	162-3 Michigan Avenue	3.50
13D	V-2	162-7 Michigan Avenue	2.50

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			2.50
14A	V-2	151 East 163 rd Street	3.50
14B	CH-2	155 East 163 rd Street	3.50
14C	CH-2	153 East 163 rd Street	2.50
14D	V-2	157 East 163 rd Street	2.50
15A	V-2	141 East 163 rd Street	3.50
15B	CH-2	145 East 163 rd Street	3.50
15C	CH-2	143 East 163 rd Street	2.50
15D	V-2	147 East 163 rd Street	1.50
16A	V-1	131 East 163 rd Street	1.50
16B	V-1	135 East 163 rd Street	1.50
16C	V-1	133 East 163 rd Street	1.50
16D	V-1	137 East 163 rd Street	1.50
		Total	<u>100.00</u>

NOTE: All street addresses are in South Holland Illinois, 60473

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EXHIBIT E

DECLARATION OF CONDOMINIUM VILLAS OF SOUTH HOLLAND CONDOMINIUM-ADDITIONAL PROPERTY DESCRIPTION OF 7.204 ACRES (MORE OR LESS) ADDITIONAL PROPERTY

Remainder Legal Description (Not Included in Survey Area)

That part of Lot 1 in the Villas of South Holland a planned unit development of that part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 36 North, range 14 East of the third principal meridian, lying West of the West right-of-way line of the C & E I Railroad, and lying South of the South right-of-way line of 162nd St. (U.S. Route 6), and (Excepting therefrom the South 509.00 feet thereof), all in Cook County, Illinois.

Bounded and Described as Follows:

Beginning at a point on the West line of said Lot 1, said point being 426.93 feet North of the Southwest corner of said Lot 1, thence North 00 degrees 01 minutes 21 seconds East on the West line of said Lot 1, a distance of 315.11 feet to the Northwest corner of said Lot 1; thence South 86 degrees 12 minutes 52 seconds East on the North line of a said Lot 1, a distance of 606.29 feet to the Northeast corner of said Lot 1; thence South 00 degrees 05 minutes 15 seconds East on the East line of said Lot 1, a distance of 332.58 feet to a point on the East line of said Lot 1, thence North 90 degrees 00 minutes 00 seconds West a distance of 275.77 feet to a point; thence North 00 degrees 00 minutes 00 seconds West a distance of 196.97 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 167.83 feet to a point; thence South 00 degrees 00 minutes 00 seconds West a distance of 140.93 feet to a point; thence North 89 degrees 27 minutes 58 seconds West on a line drawn parallel to the South line of said Lot 1, a distance of 162.00 feet to the point of beginning in Cook County, Illinois. (containing 3.930 acres more or less).

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