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98303757

**PLAT**

4-16-98

SEE PLAT BOOKS

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98303757

6920/0111 53 001 Page 1 of 18  
1998-04-16 14:56:37  
Cook County Recorder 107.00

**PLAT WITH THIS DOCUMENT**

Property of Cook County Clerk's Office

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

THIS INSTRUMENT WAS PREPARED BY AND 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 60523  
(630) 571-7767

F	A
P	
T	V
I	(M) JM

ADDRESS OF PROPERTY COVERED BY AMENDMENT:

325 A, B, C, & D Buckingham Circle Elgin Il. 60120  
PERMANENT REAL ESTATE INDEX NO.:  
06-18-409-001, ~~06-18-409-004~~, 06-18-410-001, 06-19-210-018, and  
03/98 attached schedule

Box 15

RECORDING FEE \$ 107.00  
DATE 4/16/98 COPIES C  
BY JM

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Property of Cook County Clerk's Office

THIRTY-SEVENTH 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 First Midwest Trust Company, N.A., as Trustee under Trust Agreement dated October 31, 1995, and known as Trust No. 6035, and not personally, (hereinafter referred to as the "Declarant").

W I T N E S S E T H:

WHEREAS, Parkway Bank and Trust Company, as Trustee under Trust Agreement dated September 3, 1992, and known as Trust No. 10420, and not personally, as Former 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, Declarant has succeeded Former Declarant to all right, title and interest that Former Declarant had, has or ever will have under the Declaration; and

WHEREAS, the term "Declarant" is defined in the Declaration to mean such successors and assigns of Declarant who are specifically assigned the respective rights and obligations of Declarant under the Declaration and such assignment is specifically permitted under Article One Section 7 of the Declaration; 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, 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 Nine 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 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 four (4) 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.

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 31st day of March, 1998.

First Midwest Trust Company, N.A.,  
as Trustee as aforesaid and not  
individually

SEAL

BY: [Signature]  
[Signature] Vice President

ATTEST:

[Signature]  
TRUST OFFICER



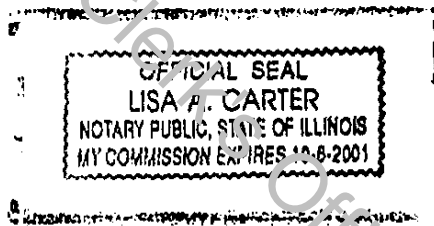
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF LAKE            )

I, LISA A CARTER, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT LAURA H OLSON, Vice President of First Midwest Trust Company N.A., and BETA A. EDWARDS 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 31st day of MARCH, A.D. 1998.

Lisa A Carter  
NOTARY PUBLIC

My Commission expires:  
10-6-2001



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CONSENT OF MORTGAGEE

ROBERT J. BALDASSARI, as holder of a mortgage encumbering the Property dated 9/30/97, and recorded 3/24/98 as Document Number 9822766A, 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, ROBERT J. BALDASSARI has caused this instrument to be signed by its duly authorized officers on its behalf.


DATED this 7th day of April, 1998.

  
 \_\_\_\_\_  
 ROBERT J. BALDASSARI

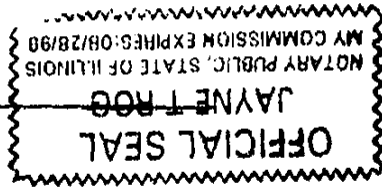
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT ROBERT J. BALDASSARI, 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of April, A.D. 1998.

  
 \_\_\_\_\_  
 Notary Public

My Commission expires:  
 8/28/99



\_\_\_\_\_  
 Notary Public

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, 35, 36, 37, 38, 39, 40 AND 41 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, IN COOK COUNTY, ILLINOIS.

AND

LOT 5A IN OAKWOOD HILLS UNIT 4, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18 AND PART OF THE NORTH HALF OF SECTION 19, ALL IN TOWNSHIP 14 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 1998 AS DOCUMENT NO. 98161566, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "C"  
List of Units and Percentages  
Interest in the Common Elements

7 A1-1	.323538
7 A2-1	.363866
7 B1-1	.303828
7 B2-1	.307467
5 A1-1	.323538
5 A2-1	.363866
5 B1-1	.303828
5 B2-1	.307467
5 A1-2	.323538
5 A2-2	.363866
5 B1-1	.303828
5 B2-2	.307467
6 A1-1	.323538
6 A2-1	.363866
6 B1-1	.303828
6 B2-1	.307467
6 A1-2	.323538
6 A2-2	.363866
6 B1-1	.303828
6 B2-2	.307467
14 A1-1	.323538
14 A2-1	.363866
14 B1-1	.303828
14 B2-1	.307467
14 A1-2	.323538
14 A2-2	.363866
14 B1-1	.303828
14 B2-2	.307467
13 A1-1	.323538
13 A2-1	.363866
13 B1-1	.303828
13 B2-1	.307467
13 A1-2	.323538
13 A2-2	.363866
13 B1-1	.303828
13 B2-2	.307467

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10 A2-1	.363866
10 B1-1	.303828
10 B2-1	.307467
10 A1-2	.323538
10 A2-2	.363866
10 B1-1	.303828
10 B2-2	.307467
9 A1-1	.323538
9 A2-1	.363866
9 B1-1	.303828
9 B2-1	.307467
9 A1-2	.323538
9 A2-2	.363866
9 B1-1	.303828
9 B2-2	.307467
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4 A2-1	.363866
4 B1-1	.303828
4 B2-1	.307467
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1 B1-1	.303828
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2 A2-2	.363866
2 B1-1	.303828
2 B2-2	.307467
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3 A2-1	.363866
3 B1-1	.303828
3 B2-1	.307467
3 A1-2	.323538
3 A2-2	.363866
3 B1-1	.303828
3 B2-2	.307467



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12 B1-1	.303828
12 B2-2	.307467
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24 B2-2	.307467
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15 B1-1	.303828
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100%

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