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1998-04-22 16:28:56

**THIRD AMENDMENT TO AGREEMENT AND DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR HILLSHIRE ESTATES OF INVERNESS SUBDIVISION**

THIS THIRD AMENDMENT TO AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HILLSHIRE ESTATES OF INVERNESS SUBDIVISION ("Third Amendment") is made this 1st day of April, 1997 by the Owners of Lots within the Hillshire Estates of Inverness Subdivision ("Owners"), the Hillshire Estates of Inverness Homeowners' Association, an Illinois not-for-profit corporation (the "Association"), and the Village of Inverness.

RECITALS

WHEREAS, all of the property within the Hillshire Estates of Inverness Homeowners' Association, a not for profit corporation, organized and existing under the laws of the State of Illinois, is subject to the Declaration of Covenants, Conditions, Restrictions and Easements and By-laws of the Hillshire Estates of Inverness Homeowners' Association (the "Declaration"), recorded on November 13, 1992 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 92-848710, and by such recording, said property is subject to the terms of the Illinois Not for Profit Corporation Act (the "Act"); and

WHEREAS, the legal description of the subject property is attached hereto as Exhibit A; and

WHEREAS, Article VIII, Section 8.03 of the Declaration provides that the Homeowners may amend in whole or in part any or all of the covenants, obligations and conditions in the Declaration by an instrument in writing setting forth such modification signed and acknowledged by the President and Secretary of the Homeowners Association, certifying that Homeowners owning not less than two-thirds (2/3) of the total ownership of all lots in the property either present in person or

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by proxy at an annual or special meeting called for that purpose, provided, however, said instrument shall be also executed and approved by the Village President of the Village of Inverness. The Village President shall certify in such approval that such instrument has been approved by the corporate authorities of the Village of Inverness if such instrument affects the requirements of Ordinance No. 92-445, the Amended and Restated P.U.D. Ordinance for Hillshire Estates of Inverness. Said instrument shall be filed and recorded in the Office of the Recorder of Deeds of Cook County; and

WHEREAS, the Board of Directors and the Homeowners of the Association have determined that it is in the best interests of the Association for the Declaration to be amended as set forth hereafter; and

WHEREAS, the approval of Homeowners owning not less than two-thirds (2/3) of the total ownership of all lots in the property has been obtained; and

WHEREAS, the Village President of the Village of Inverness has approved this Amendment; and

WHEREAS, the Original Declaration has heretofore been amended by the First Amendment to Agreement and Declaration of Covenants, Conditions, Restrictions and Easements for Hillshire Estates of Inverness Subdivision dated as of December 29, 1992 and was recorded in the office of the Cook County Recorder of Deeds as Document No. 93-060136, and also by the Second Amendment to Agreement and Declaration of Covenants, Conditions, Restrictions and Easements for Hillshire Estates of Inverness Subdivision dated as of March 1, 1997. The foregoing amendments and the Original Declaration are hereinafter referred to collectively as the "Declaration".

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NOW THEREFORE, the parties hereto agree that the Declaration is hereby amended and modified as follows:

1. Paragraph 1.06 of the Declaration is hereby deleted in its entirety and replaced with the following: "Dwelling shall mean and refer to a detached single family residence dwelling, excluding trailers and mobile homes, located within the Property."

2. Paragraph 1.08 of the Declaration is amended by deleting the word "Unimproved" from that paragraph.

3. Paragraph 1.14 of the Declaration is hereby amended to delete the word "the".

4. Paragraph 2.02 of the Declaration is hereby amended by deleting the third sentence thereof in its entirety.

5. Paragraph 2.03 of the Declaration is hereby amended by deleting the second sentence thereof in its entirety and replacing it with the following: "If there is more than one Owner of any Lot, or if an Owner is a trustee, corporation, partnership or other legal entity, the vote for such Lot shall be exercised as such Owner or Owners of that Lot shall designate."

6. The introductory paragraph to Article III is hereby amended by deleting the word "Lots" from the second line thereof and replacing it with the word "Development."

7. Paragraph 3.01 of the Declaration is hereby amended by deleting the first sentence thereof and replacing it with the following: "No building shall be erected or maintained on any Lot except a building conforming with the definition of Dwelling and designed as a dwelling house and equipped for occupancy as a private residence by a single family."

8. Paragraph 3.05 of the Declaration is hereby amended by inserting the following after the first sentence: "Upon failure to comply with the foregoing, the Association may but shall not be

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obligated to take such enforcement actions as are allowable hereunder including, without limitation, hiring of contractors to remove such materials and equipment. The cost of such work shall be assessed to the Owner of the Lot.

9. Paragraph 3.07 of the Declaration is hereby amended by inserting the words "and the roads" in the first sentence after the word "Lots".

10. Paragraph 3.11 of the Declaration is hereby amended by deleting the last sentence thereof and replacing it with the following: "No Owner of any Lot shall cause or allow any erosion to occur on said Property which is in violation of Village ordinances or which the Village or the Association may reasonably deem detrimental to either public or private property or to the safety and welfare of the residents of the Village."

11. Paragraph 3.14 of the Declaration is hereby amended by deleting the first sentence thereof in its entirety and replacing it with the following: "No dwelling, breezeway, garage or any other structure other than the required hard surface driveway, mailbox and postlight shall be erected or permitted within the area between the Setback Line and the front Lot Line as set forth on the plat of subdivision." The second sentence of Paragraph 3.14 is amended by deleting the word "lot" and replacing it with the word "Lot."

12. Paragraph 3.15 of the Declaration is hereby amended by adding at the end of the first sentence thereof the words "and roads."

13. Paragraph 3.17 of the Declaration is hereby amended by adding at the end of the paragraph the words "and with the prior approval of the Association and pursuant to State and local laws."

14. Paragraph 3.21 and the Declaration is hereby amended by deleting the words "an electric post light" and replacing them with the words "a post light."

18. Paragraph 4.03 of the Declaration is hereby deleted in its entirety and replaced with the following:

"4.03 Cleanup/Repair Deposit. Prior to any period when construction activity is to occur on any Lot, the Owner shall deposit the sum of One Thousand Dollars (\$1,000.00) either in cash or bond acceptable to the Association or an irrevocable letter of credit acceptable to the Association, which deposit shall be used for the cleanup of mud and dirt and other repairs to streets

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obligated to take such enforcement actions as are allowable hereunder including, without limitation, hiring of contractors to remove such materials and equipment. The cost of such work shall be assessed to the Owner of the Lot.

9. Paragraph 3.07 of the Declaration is hereby amended by inserting the words "and the roads" in the first sentence after the word "Lots".

10. Paragraph 3.11 of the Declaration is hereby amended by deleting the last sentence thereof and replacing it with the following: "No Owner of any Lot shall cause or allow any erosion to occur on said Property which is in violation of Village ordinances or which the Village or the Association may reasonably deem detrimental to either public or private property or to the safety and welfare of the residents of the Village."

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12. Paragraph 3.15 of the Declaration is hereby amended by adding at the end of the first sentence thereof the words "and roads."

13. Paragraph 3.17 of the Declaration is hereby amended by adding at the end of the paragraph the words "and with the prior approval of the Association and pursuant to State and local laws."

14. Paragraph 3.21 and the Declaration is hereby amended by deleting the words "an electric post light" and replacing them with the words "a post light."

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15. Paragraph 3.23 of the Declaration is hereby amended by deleting the third sentence thereof and replacing it with the following "The exterior wall material on the front elevation of a Dwelling shall also be required to be on all side and rear elevations, unless approved by the Committee."

16. Paragraph 4.01 of the Declaration is hereby amended by deleting the sixth sentence in its entirety and replacing it with the following: "Upon approval of the Board, the Committee may retain the services of architects, engineers, designers, site planners, attorneys and other consultants to advise and assist the Committee with its functions." This Paragraph is further amended by deleting the word "Developer" in the tenth sentence and replacing it with the words "The Committee."

17. Paragraph 4.02 of the Declaration is hereby amended by deleting the words "other than Declarant" from the first sentence thereof and also by deleting the following sentence: "The specifications submitted for approval are acceptable." This Paragraph is also amended by adding the following immediately before the penultimate sentence of this Paragraph: "Any change in the exterior of any Dwelling or involving visible attributes of a Lot shall be considered to be material changes."

18. Paragraph 4.03 of the Declaration is hereby deleted in its entirety and replaced with the following:

"4.03 Cleanup/Repair Deposit. Prior to any period when construction activity is to occur on any Lot, the Owner shall deposit the sum of One Thousand Dollars (\$1,000.00) either in cash or bond acceptable to the Association or an irrevocable letter of credit acceptable to the Association, which deposit shall be used for the cleanup of mud and dirt and other repairs to streets

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and roadways and other common areas caused by Owners' construction traffic and other activities. Cleanup and repairs shall be accomplished on an on-going basis not less frequently than weekly during the course of construction and in no event shall such work be completed later than 30 days after the cessation or completion of construction on any Lot. In the event that any portion of the deposit is applied to the payment of cleanup costs, and the repair and construction work at such Lot has not been completed, the Owner will promptly, upon request, restore the deposit to the original amount by delivery of additional funds to the Association. Any balance remaining from said deposit after paying for any cleanup or repairs shall be returned to the party making such deposit within 30 days after the cleanup or repairs have been completed.

19. Paragraph 4.04(a) of the Declaration is hereby amended by deleting the first sentence thereof and replacing it with the following: "One (1) two-story single family Dwelling having a floor area of not less than thirty-six hundred (3,600) square feet, except that such size may not be less than thirty-two hundred (3,200) square feet for Lots 1, 23, 24, 27 and 28. Said Paragraph 4.04(a) is also amended by adding the following as the third sentence thereof: "Ranch style Dwellings shall not be permitted except for any such ranch style Dwellings existing at the Property as of the date of this Third Amendment."

20. Paragraph 4.06 of the Declaration is hereby amended by deleting the words "and building".

21. Paragraph 4.07 of the Declaration is hereby amended by adding the following as subparagraphs (h): "Such other documents and materials as the Committee may reasonably request from time to time.

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22. Paragraph 4.09 of the Declaration is hereby amended by adding the following after the word "hereof" in the first sentence: "not required under the P.U.D. Ordinance".

23. Paragraph 4.11(c) of the Declaration is hereby amended by adding the following at the end of the first sentence: "and generally in conformance with the design of other existing "Dwellings" on the Property.

24. Paragraph 4.11(d) of the Declaration is hereby amended by deleting the word "discouraged" from the first sentence thereof and replacing it with the following "subject to specific Committee approval".

25. Paragraph 5.02 of the Declaration is hereby amended by deleting the words "entry monument" and adding "both entranceway monuments" in the last sentence of the paragraph.

26. Paragraph 5.03(a) of the Declaration is hereby amended by deleting the word "prepare" from the first sentence thereof and replacing it with the word "approve". This Paragraph is further amended by deleting everything after the word "proper" in the second sentence thereof, and replacing it with the following: "The Board shall on or before December 31, notify each Owner in writing, including a copy of the approved budget, with reasonable itemization thereof together with the amount of the annual assessment to be paid by each Lot Owner. The fifth sentence thereof is deleted in its entirety and replaced with the following: "Annual Assessments shall be payable in installments due on January 31 (or 30 days after the budget is sent to Owners, whichever is later) and July 31 of each year. Installments not timely paid shall be subject to a late payment charge of \$100 plus interest at the lesser of 18% per annum or the highest rate permitted by law. As in regards to Lots having multiple Owners, each Owner, jointly and severally, shall be personally liable for an obligation to pay assessments attributable to their Lot." This paragraph is further amended by

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deleting the word "estimate" wherever it appears in this Paragraph and replacing it with the word "budget".

27. Paragraph 5.03(b) of the Declaration is hereby amended by deleting the second sentence thereof in its entirety.

28. Paragraph 5.03 (d) of the Declaration is hereby amended by deleting the word "estimate" wherever it appears and replacing it with the word "budget".

29. Paragraph 5.04 of the Declaration is hereby amended by deleting the words "by a majority of the votes cast by Members" in the first sentence and replacing them with the words "by Members owning not less than two-thirds of the Lots."

30. Paragraph 5.10 of the Declaration is hereby amended by deleting the words "Paragraph 5.01(b)" and replacing it with the words "this Article V".

31. Paragraph 5.11 of the Declaration is hereby amended by deleting the word "law" at the end of the second sentence thereof, and replacing it with the words "Paragraph 5.03(a) of this Declaration." Such paragraph is further amended by deleting the third sentence thereof in its entirety.

32. Paragraph 9.02(a) of this Declaration is hereby amended by deleting the word "developer" from the first sentence.

33. Paragraph 9.02(a) of this Declaration is hereby amended by deleting the third sentence thereof in its entirety and replacing it with the following: "Neither compliance with the provision of this Declaration, nor any waiver granted by the Association of the requirements of this Declaration, shall relieve any Owner from compliance with the applicable provisions of the Village code or any other applicable law or governmental regulation."

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34. Paragraph 9.04(d) of the Declaration is hereby amended by adding the following to the end of said section: "or, in the absence of such address, to the address set forth in the records of the Cook County Treasurer for receipt of real estate tax bills attributable to the applicable Lot."

35. All other terms and conditions of the Declaration, except as hereby modified, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the date and year first above written.

IT WITNESS WHEREOF, the parties hereto have executed this Second Amendment as of the date and year as above written.

HILLSHIRE ESTATES OF INVERNESS HOMEOWNERS ASSOCIATION

By: Donald P. Kullman
President of Hillshire Estates of Inverness Homeowners Association

HILLSHIRE ESTATES OF INVERNESS HOMEOWNERS ASSOCIATION

By: John Coccioppo
Secretary of Hillshire Estates of Inverness Homeowners Association

VILLAGE OF INVERNESS

By: [Signature]
Village President
Village of Inverness

Mail to: Diost & Kulahan, Ltd.
115 Dunton Avenue
Arlington Heights, IL 60005

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 DONALD P. RUBINO, President of Hillshire Estates Homeowners Association, an Illinois not for profit corporation personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act and deed of said corporation, as the President of Hillshire Estates Homeowners Association for the uses and purposes therein set forth.

Given under my hand and notary seal, this 14th day of April, 1997.

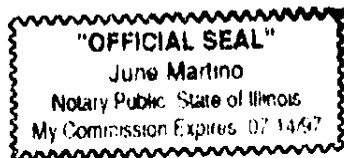


[Signature]
Notary Public

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 JOHN COCCILEMIGLIO Secretary of Hillshire Estates Homeowners Association, an Illinois not for profit corporation personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act and deed of said corporation, as the Secretary of Hillshire Estates Homeowners Association for the uses and purposes therein set forth.

Given under my hand and notary seal, this 17 day of April, 1997.



[Signature]
Notary Public

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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 RON A. TAVUKES, Village President of the Village of Inverness personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Village President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act and deed of said corporation, as the Village President of the Village of Inverness for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19 day of March 1998.

Mary A. Florek
Notary Public



corp/hillshire 3rd(jp)

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EXHIBIT A

A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

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Lot 18 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-007

Lot 20 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-009

Lot 2 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-23-304-002

Lot 4 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-304-004

Lot 7 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-304-007

Lot 9 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-001

Lot 11 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-003

Lot 13 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-005

Lot 15 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-305-001

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Lot 1 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-304-01

Lot 5 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-304-005

Lot 3 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-23-403-073

Lot 6 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-304-006

Lot 8 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-304-008

Lot 10 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-004

Lot 12 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-004

Lot 14 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-006

Lot 16 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-305-002

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Lot 17 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-305-003

Lot 19 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-008

Lot 21 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-010

Lot 22 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-011

Lot 24 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-13

Lot 26 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-015

Lot 28 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-017

Lot 23 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-012

Lot 25 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-014

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Lot 27 - A subdivision of part of the South half of the Southwest quarter of Section 12 and part of the South half of the Southeast quarter of Section 12, all in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.
PIN: 01-12-406-016

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