

Supplementary Declaration to  
Fairway Club Declaration of  
Party Wall Rights, Covenants,  
Conditions, restrictions and  
Easements



C.T.I./M  
78-27-600 1/4  
99050343

This Supplementary Declaration is made this 26th day of July, 1999 by Mentalbano Builders, Inc., and Illinois Corporation (hereinafter referred to as "Declarant")

WITNESSETH

WHEREAS, Declarant did on the 10th day of April, 1997 execute that certain Fairway Club Declaration of the Party Wall Rights, Covenants, Restrictions and Easements ( the "Declaration") and recorded same on December 10, 1999, as document number 9612176 with the Office of the Recorder of Cook County, Illinois for purposes of subjecting certain "Property" described therein to easements, restrictions, covenants, and conditions set forth in the Declaration; and

WHEREAS, Article 13 of the Declaration authorizes the Declarant to annex to the Property the "Adjoining Parcel" (defined as land within the area described on Exhibit "D" to the Declaration) within seven(7) years after the date of the recording of the Declaration; and

WHEREAS, the Declarant desires to annex the Adjoining Parcel which is owned by the Declarant.

NOW, THEREFORE, Declarant hereby declares as follows:

- 1. The recitals above are hereby incorporated herein and made part hereof. All capitalized terms used herein shall have the

BOX 333-CTI

Handwritten signature/initials

Handwritten number 4

same meaning as in the Declaration unless otherwise defined herein.

2. The Adjoining Parcel legally described on Exhibit "A" to this Supplementary Declaration is hereby annexed to the Declaration and the same shall become part of the Property as "Lots" as defined by the Declaration) and shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions in the Declaration, including Party Walls and Home Owners' Association Assessments which shall run with the real property described on Exhibit "A" and shall be binding on all parties having any part thereof, their heirs, successors and assigns and shall insure to the benefit of each Owner thereof.
3. The Adjoining Property includes Common Area designated as Outlots A, B and C on Exhibit "A" to this Supplementary Declaration and upon the Plat of Subdivision for Fairway Club II recorded on April 23, 1998 as Document Number 98228568 in the Office of the Recorder Cook County, Illinois. As set forth and designated on said Fairway Club II Plat, Outlot A is reserved for ingress/egress and utility purposes; Outlot B is reserved as a blanket easement for drainage, utilities, landscape purposes and storm water management purposes; and, Outlot C is reserved in its entirety as a conservation easement.
4. Except as herein provided, all terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned being the Declarant herein has hereunto set its hand and seal this 26th day of July, 1999.

Prepared by and mail to:

Michael McGurn

Montalbano Builders Inc.  
2208 Midwest Road  
Oak Brook, IL 60523

Montalbano Builders, Inc.

By: Anthony Montalbano

Anthony Montalbano  
Its: President and Secretary

STATE OF ILLINOIS )

)SS

COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Anthony Montalbano personally known to be President and Secretary of Montalbano Builders, Inc., personally known to me to be the same person and acknowledged that he signed and delivered the said instrument pursuant to authority given by Directors of said Corporation, as his free voluntary act and deed to said, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of July, 1999.

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



**UNOFFICIAL COPY****99745261****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 007652961 D1  
STREET ADDRESS: 7651 SOUTH WOLF ROAD  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 18-29-300-019-0000

**LEGAL DESCRIPTION:**

LOTS 20-A, 20-B, 20-C, 20-D, 21-A, 21-B, 21-C, 21-D, 22-A, 22-B, 22-C, 23-1, 23-B, 23-C, 23-D, 24-A, 24-B, 24-C, 24-D, 25-A, 25-B, 25-C, 25-D, 26-A, 26-B, 26-C AND 26-D AND OUTLOTS A, B AND C IN FAIRWAY CLUB II, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1998 AS DOCUMENT 98328568 IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office