

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR PARK PLACE CONDOMINIUM

3547532

THIS FIRST AMENDMENT is made and entered into by LaSalle National Bank, a national banking association, not individually, but solely as Trustee under Trust Agreement dated May 15, 1985 and known as Trust No. 109612 (hereinafter called "Declarant").

WITNESSETH THAT:

WHEREAS, Declarant has entered into that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for "Park Place Condominium" dated September 12, 1985 and registered as Document LR 3468377 (hereinafter called the "Declaration") creating the Park Place Condominium on the real estate in the Village of Arlington Heights, County of Cook and State of Illinois legally described as follows:

That part of Lot 2 in Arlington Commons, being a resubdivision of Part of Lot 5 in the Subdivision of Joseph A. Barnes Farm in Sections 9, 15, and 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof registered on June 8, 1933 as Document LR 3311732, in Cook County, Illinois described as follows:

Beginning at the Northeast corner of Lot 2 aforesaid; thence on a bearing south 03 22'20" west along the east line of said lot 2, a distance of 231.75 feet to the Southeast corner of said Lot 2; thence North 77 28'02" west along the South line of said Lot 2 and the extension thereof, 130.00 feet; thence north 12 31'58" east, 55.00 feet; thence north 41 56'11" West, 150.00 feet; thence north 12 32'44" east, 86.67 feet to the North line of said Lot 2, thence south 77 27'16" east along said North line, 215.16 feet to the point of beginning.

(hereinafter called the "Real Estate"); and

WHEREAS, Section 8.01 of the Declaration reserves to the Declarant, its successors and assigns, the right from time to time, within ten (10) years of the date of recording the Declaration, to add to the condominium created by the Declaration; and

WHEREAS, Declarant is the legal titleholder of the following described real estate in the Village of Arlington Heights, County of Cook and State of Illinois:

08-09-400-065-0000
1730-40 S. Arlington Hts Rd

10 Units
new construction
Call Townes
Cal

Affects property on C/Ps & 499 576, 109 5041
Slipping interest 70-07-567 DB

PLAT DOCUMENT

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That part of Lot 2 in Arlington Commons, being a Resubdivision of Part of Lot 5 in the Subdivision of Joseph A. Barnes Farm in Sections 9, 15 and 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof registered on June 8, 1983 as Document LR 3311732, in Cook County, Illinois described as follows:

Beginning at the Northwest corner of Lot 2 aforesaid; thence on a bearing of south 32°52'50" west along the West line of said Lot 2, a distance of 186.47 feet; thence south 57°07'10" east, 142.00 feet; thence north 32°52'50" East, 125.58 feet; thence North 41°56'11" West 34.02 feet; thence north 12°32'44" East, 86.67 feet to the North line of said Lot 2; thence North 77°27'16" West along said North line, 84.30 feet to the point of beginning.

(hereinafter called the "Additional Parcel"); and

WHEREAS, it is the desire and intention of Declarant to improve and develop the Additional Parcel and to construct thereon a building containing a total of ten (10) residential units together with an enclosed parking area for said building; and

WHEREAS, it is the desire and intention of Declarant to enable the Additional Parcel to be owned by Declarant and by each successor in interest of the Declarant under that certain type or method of ownership commonly known as "CONDOMINIUM" and to submit the Additional Parcel to the provisions of the Declaration and to the Condominium Property Act of the State of Illinois, as amended from time to time; and

WHEREAS, Declarant, acting under direction of the parties authorized to direct Declarant, has elected to add to the Condominium created by the Declaration, for the benefit of Declarant and for the mutual benefit of all future owners or occupants of the Additional Parcel, or any part thereof so that the Additional Parcel shall be included in and shall be known as "Park Place Condominium" and thereby establish on the Additional Parcel certain easements and rights in, under, over and upon the Property (as defined in the Declaration) and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof; and

WHEREAS, Declarant has further elected to declare that the several owners, mortgagees, occupants and other persons acquiring any interest in the Property, including the Additional Parcel, shall at all times enjoy the benefits of and hold their interests subject to the rights, easements, privileges and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the co-operative aspect of ownership and to facilitate the proper administration

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of the Property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property.

NOW, THEREFORE, LaSalle National Bank, a national banking association, as Trustee as aforesaid and not individually, as the legal titleholder of the Additional Parcel and pursuant to the authority reserved to it by Article VIII of the Declaration, and for the purposes herein set forth, hereby amend the Declaration as follows:

1. Except as amended hereby or inconsistent herewith, the Declaration shall remain unchanged and in full force and effect. In the event of any inconsistency with this First Amendment and the Declaration, this First Amendment shall take precedence.

2. The definition of "Parcel" contained in Section 1.16 of the Declaration is hereby amended to read as follows:

"1.16 Parcel: The lot or lots, tract or tracts of land described in the Declaration and this First Amendment which are hereby submitted to the provisions of the Act."

3. The plat attached as Exhibit A to the Declaration is amended to include the plat attached hereto as Exhibit A-1 is hereby made a part hereof.

4. The Schedule of Percentage Interests in Common Elements attached as Exhibit B to the Declaration is hereby deleted and Exhibit B attached hereto and made a part hereof is substituted in lieu thereof.

5. The legal description of Units contained in Exhibit C to the Declaration is deleted and Exhibit C attached hereto and made a part hereof is substituted in lieu thereof.

6. The Allocation of Limited Common Elements contained in Exhibit D to the Declaration is hereby deleted and Exhibit D attached hereto and made a part hereof is inserted in lieu thereof.

7. The legal description of additional land subject to annexation contained in Exhibit E to the Declaration is deleted and the following is hereby inserted in lieu thereof.

8. Trustee's Exculpation. This Declaration is executed by Declarant as Trustee as aforesaid and not individually, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and Declarant hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person hereafter claiming any interest under this First Amendment that Declarant, as Trustee as aforesaid and not personally, has joined in the execution of this First Amendment for the sole purpose of subjecting the title-holding interest and the trust estate

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IN SENATE
JANUARY 10, 1900

REPORT
OF THE

COMMISSIONERS

OF THE

LAND OFFICE

IN RESPONSE TO A RESOLUTION

PASSED BY THE SENATE

ON JANUARY 10, 1899

AND

REPORT

OF THE

COMMISSIONERS

OF THE

LAND OFFICE

IN RESPONSE TO A RESOLUTION

PASSED BY THE SENATE

ON JANUARY 10, 1899

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GIVEN under my hand and Notarial Seal this 2nd day of July, A.D. 1986.

Kathy Pacana
Notary Public

My commission expires:
6-11-88

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EXHIBIT B
TO
DECLARATION OF CONDOMINIUM OWNERSHIP

AND OF 3 5 4 7 5 3 2
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
"PARK PLACE CONDOMINIUM"

<u>Unit</u>	<u>Undivided Interest</u>
1710-1	4.804%
1710-2	5.294%
1710-3	4.804%
1710-4	5.294%
1720-1	4.804%
1720-2	5.294%
1720-3	4.804%
1720-4	5.294%
1720-5	9.608%
1730-1	4.804%
1730-2	5.294%
1730-3	4.804%
1730-4	5.294%
1730-5	4.804%
1740-1	4.804%
1740-2	5.294%
1740-3	4.804%
1740-4	5.294%
1740-5	4.804%

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**SCHEDULE OF PERCENTAGE
INTERESTS IN COMMON ELEMENTS**

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02/12/2015

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EXHIBIT C
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
"PARK PLACE CONDOMINIUM"

DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
"PARK PLACE CONDOMINIUM"

The legal description of the individual Units to be conveyed pursuant to this Declaration shall consist of the identifying number of each Unit as shown on the Plat attached hereto as Exhibit A, together with a reference to this Declaration and said Plat showing the document numbers as follows:

Units 1710-1, 1710-2, 1710-3, 1710-4, 1720-1, 1720-2, 1720-3, 1720-4 and 1720-5 as delineated on survey of the following described real estate: Lot 2 in Arlington Commons, being a Resubdivision of part of lot 5 in the Subdivision of Joseph A. Barnes Farm in Sections 9, 15 and 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof Registered on June 8, 1983 as Document LR3311732, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium made by LaSalle National Bank, a national banking association, not individually but as Trustee under Trust Agreement dated May 15, 1985 and known as Trust No. 109612, which Declaration was Registered as Document No. _____ together with its undivided interest in the Common Elements.

Units 1730-1, 1730-2, 1730-3, 1730-4, 1730-5, 1740-1, 1740-2, 1740-3, 1740-4, 1740-5 as delineated on survey of the following described real estate:

That part of Lot 2 in Arlington Commons, being a Resubdivision of Part of Lot 5 in the Subdivision of Joseph A. Barnes Farm in Sections 9, 15 and 16 Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof registered on June 8, 1983 as Document LR 3311732, in Cook County, Illinois described as follows:

Beginning at the Northwest corner of Lot 2 aforesaid; thence on a bearing of south 32°52'50" west along the West line of said Lot 2, a distance of 186.47 feet; thence south 57°07'10" east, 142.00 feet; thence north 32°52'50" East, 125.58 feet; thence North 41°56'11" West 34.02 feet; thence North 12°32'40" East, 86.67 feet to the North line of said Lot 2; thence North 77°27'16" West along said North line, 84.30 feet to the point of beginning.

LEGAL DESCRIPTION OF UNITS

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EXHIBIT D
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 DECLARATION OF CONDOMINIUM OWNERSHIP 3 2
 AND OF 3 5 4 7 5 3 2
 EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
 FOR
 "PARK PLACE CONDOMINIUM"

<u>Unit Number</u>	<u>Parking Space</u>	<u>Storage Area</u>
1710-1	1710-1P	1710-1S
1710-2	1710-2P	1710-2S
1710-3	1710-3P	1710-3S
1710-4	1710-4P	1710-4S
1720-1	1720-1P	1720-1S
1720-2	1720-2P	1720-2S
1720-3	1720-3P	1720-3S
1720-4	1720-4P	1720-4S
1720-5	1720-5P	1720-5S
1730-1	1730-1P	1730-1S
1730-2	1730-2P	1730-2S
1730-3	1730-3P	1730-3S
1730-4	1730-4P	1730-4S
1730-5	1730-5P	1730-5S
1740-1	1740-1P	1740-1S
1740-2	1740-2P	1740-2S
1740-3	1740-3P	1740-3S
1740-4	1740-4P	1740-4S
1740-5	1740-5P	1740-5S

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ALLOCATION OF LIMITED
 COMMON ELEMENTS

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STATE OF ILLINOIS
CLERK OF THE SUPREME COURT
JUDICIAL CENTER
100 EAST WASHINGTON STREET
SPRINGFIELD, ILLINOIS 62762

Case No.	Case No.	Case No.
01-0101	01-0102	01-0103
02-0104	02-0105	02-0106
03-0107	03-0108	03-0109
04-0110	04-0111	04-0112
05-0113	05-0114	05-0115
06-0116	06-0117	06-0118
07-0119	07-0120	07-0121
08-0122	08-0123	08-0124
09-0125	09-0126	09-0127
10-0128	10-0129	10-0130
11-0131	11-0132	11-0133
12-0134	12-0135	12-0136
13-0137	13-0138	13-0139
14-0140	14-0141	14-0142
15-0143	15-0144	15-0145
16-0146	16-0147	16-0148
17-0149	17-0150	17-0151
18-0152	18-0153	18-0154
19-0155	19-0156	19-0157
20-0158	20-0159	20-0160

01-0101

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DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS 2
FOR
"PARK PLACE CONDOMINIUM"

LOT 2 IN ARLINGTON COMMONS, BEING A RESUBDIVISION OF PART OF LOT 5 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON JUNE 8, 1983 AS DOCUMENT LR 3311732, IN COOK COUNTY, ILLINOIS.

EXCEPT

THAT PART OF LOT 2 IN ARLINGTON COMMONS, BEING A RESUBDIVISION OF PART OF LOT 5 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON JUNE 8, 1983 AS DOCUMENT LR 3311732, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 AFORESAID; THENCE ON A BEARING OF SOUTH 03°27'20" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 231.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 77°28'02" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE EXTENSION THEREOF, 130.00 FEET; THENCE NORTH 12°31'58" EAST, 55.00 FEET; THENCE NORTH 41°56'11" WEST, 150.00 FEET; THENCE NORTH 12°32'44" EAST, 86.67 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 77°27'16" EAST ALONG SAID NORTH LINE, 215.16 FEET TO THE POINT OF BEGINNING.

That part of Lot 2 in Arlington Commons, being a Resubdivision of Part of Lot 5 in the Subdivision of Joseph A. Barnes Farm in Sections 9, 15 and 16 Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof registered on June 8, 1983 as Document LR 3311732, in Cook County, Illinois described as follows:

Beginning at the Northwest corner of Lot 2 aforesaid; thence on a bearing of south 32°52'50" west along the West line of said Lot 2, a distance of 186.47 feet; thence south 57°07'10" east, 142.00 feet; thence north 32°52'50" East, 125.58 feet; thence North 41°56'11" West 34.02 feet; thence North 12°32'44" East, 86.67 feet to the North line of said Lot 2; thence North 77°27'16" West along said North line, 84.30 feet to the point of beginning.

ADDITIONAL LAND
SUBJECT TO ANNEXATION

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Mail to :

United Development
1000 Jorie Blvd Suite 118
Oak Brook, Ill 60521

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...of any of the liabilities ... of such ... (mirrored text from reverse side)

...LAWYER ... (mirrored text from reverse side)

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LABALIE NATIONAL BANK

CORPORATE SEAL

0211233

...of the ... (mirrored text from reverse side)

...of the ... (mirrored text from reverse side)

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described herein to the terms of this First Amendment that no personal liability or personal responsibility is assumed by nor shall at anytime be asserted or enforceable against the Declarant or any of the beneficiaries under such Trust Agreement on account of this Declaration or on account of any representation, obligation, duty, covenant or agreement of Declarant in this instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released; and further, that no duty shall rest upon Declarant, either personally or as such Trustee, to sequester trust assets, rentals, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this First Amendment except where Declarant is acting pursuant to direction as provided by the terms of such Trust Agreement, and after the Declarant has first been supplied with funds required for this purpose. In the event of conflict between the terms of this Paragraph 8 and of the remainder of this First Amendment or the Declaration, or in the event of any apparent liability or obligation resting upon Declarant, the exculpatory provision hereof shall be controlling.

IN WITNESS WHEREOF, LaSalle National Bank, a national banking association, as Trustee as aforesaid and not individually, has caused its corporate seal to be affixed hereunder and has caused its name to be signed to these presents by its (Vice) President and attested by its (Assistant) Trust Officer this 3rd day of July, 1966.

LASALLE NATIONAL BANK
as Trustee aforesaid and not
individually

CORPORATE SEAL

BY: [Signature]
(Vice) President

ATTEST:

[Signature]
(Assistant) Trust Officer

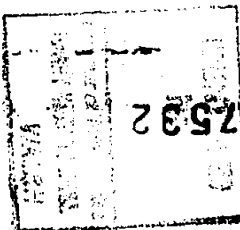
STATE OF ILLINOIS)
COUNTY OF C O O K)

Kathy Pacana

I, Kathy Pacana, Notary Public in and for the County and State aforesaid, do hereby certify that JOSEPH W. LANG and James A. Clark (Vice) President and (Assistant) Trust Officer and respectively, of LaSalle National Bank, as such (Vice) President and (Assistant) Trust Officer, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said LaSalle National Bank, for the uses and purposes therein set forth.

FEE FOR REGISTERING PLAT:	
On <u>2</u> Certificate	\$ <u>110.00</u>
Recording in Plat Book	\$ <u>50.00</u>
D.H. Total	\$ <u>161.00</u>

REGISTRAR / OF TITLES



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SEP 9 11 35 AM '66

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70-07-567

[Handwritten signatures and initials]