



Doc# 2026817029 Fee \$98.00

EIGHTEENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS AND  
COVENANTS FOR HIDDEN LAKE ESTATES CONDOMIN  
PALOS HILLS, ILLINOIS

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 09/24/2020 04:15 PM PG: 1 OF 7

This Eighteenth Amendment to Declaration made this 6th day of November, 2019 by the Hidden Lake Estates Condominium Association, Palos Hills, Illinois.

**WITNESSTH:**

WHEREAS, by the Declaration of Condominium Ownership (“Declaration”) for Hidden Lake Estates Condominium (“Condominium”) recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 29, 1980 as Document No. 25439399, certain property was submitted to the provisions of the Illinois Condominium Property Act (“Act”) as part of the Condominium and four units were created; and

WHEREAS, by the First Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1981 as Document No. 25925710, a portion of the Additional Land was submitted to the Act as part of the Condominium and fourteen units were created; and

WHEREAS, by the Second Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 27, 1983 as Document No. 26486473, certain Additional Land was submitted to the Act as part of the Condominium and eleven units were created; and

WHEREAS, by the Third Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 14, 1984 as Document No. 27213863, the Declaration was amended so as to provide that voting by the unit owners in the Condominium would thereafter be taken and computed on the basis of one vote per unit; and

WHEREAS, on April 30, 1987, a Judgment for Specific Performance was entered in the case entitled “Hidden Lake Estate Condominium Association, Inc. vs. Palos Bank and Trust Company, et al.”, in the Circuit Court of Cook County, Illinois, Case No. 84 CH 10362, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 30, 1987 as Document No. 87231072, pursuant to which certain property therein legally described (“Development Area”) was required to be submitted to the Act as part of the Condominium; and

WHEREAS, on October 28, 1987, a Judgment was entered in the case entitled “Board of Managers of the Hidden Lake Estates Condominium Association, Inc. vs. Capitol Federal Savings and Loan Association, et al.”, in the Circuit Court of Cook County, Illinois, Case No. 86 CH 9164, a certified copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 28, 1987 as Document No. 87581613, pursuant to which a Board Resolution amending the Declaration was approved and confirmed by the Court; and

WHEREAS, by the Fourth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 6, 1988 as Document No. 88142209, Section 4(c) of the Declaration was amended by the Board of Managers (“Board”) of the Hidden Lake Estates Condominium Association (“Association”) and two-thirds (2/3rds) of the Unit

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OK BY BC

Owners voting on the amendment so as to provide that the obligation to maintain and repair the limited common elements would thereafter be imposed upon the owner of each Unit as to the limited common elements appurtenant to his Unit; and

WHEREAS, by the Fifth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 6, 1988 as Document No. 88460283, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Sixth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 27, 1988 as Document No. 88494978, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Seventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on February 15, 1989 as Document No. 89071906, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eighth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 22, 1989 as Document No. 89285664, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Ninth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 11, 1989 as Document No. 89482182, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Tenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on November 2, 1989 as Document No. 89521267, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Eleventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 20, 1989, as Document No. 89607413, a portion of the Additional Land was submitted to the Act as part of the Condominium and two units were created; and

WHEREAS, by the Twelfth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on April 17, 1990, as Document No. 90172544, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, by the Thirteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 27, 1991, as Document No. 91680695, Article 8 paragraphs (c) (Terms of Directors) and (j) (Annual Meeting) were amended; and

WHEREAS, by the Board of Managers Amendment to the Declaration and prior 13 Amendments thereto, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on

December 27, 1991, as Document No. 91680696 corrected the unit percentage interest in the common elements as specified therein and eliminated proposed units that were included in error; and

WHEREAS, by the Fourteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on March 26, 1992, as Document No. 92200910, a portion of the Additional Land was submitted to the Act as part of the Condominium and additional units were created; and

WHEREAS, by the Fifteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 19, 1997, as Document No. 97438397, modified the obligations of the Association as set forth in Document No. 87581613; and

WHEREAS, by the Sixteenth Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on January 24, 2000, as Document No. 00056930, Section 4 of the Declaration the definition of "Unit" shall include vacant lots as the same as fully improved lots; and

WHEREAS, by the Hidden Lake Estates Condominium Association Special Owners Meeting dated Wednesday, September 13, 2006 ("the Seventeenth Amendment") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0703934107, and corrected in Document No. 0834508268 dated December 10, 2008, deleted all prior references to voting for Board members and implemented a cumulative voting system whereby each voting member is entitled to vote on a non-cumulative basis, with the candidate receiving the highest number of votes elected; and

WHEREAS, there has been Seventeen prior amendments to the Declaration of Hidden Lake Estate Condominium Association,

WHEREAS, the Board of Managers and members of the Association are desirous of adding the 18<sup>th</sup> Amendment to amend the percentage interest in the common elements and allocation to each Unit.

1. Units 19, 20, 51 and 52 have been reclassified by the tax assessor as common area and therefore are removed from the percentage interest in the common elements.
2. The percentage interest in the common elements allocable to each Unit is 1.9608% for Units 1 through 12, 14 through 18, 21 through 30, 31 through 50, Unit 53 and 1.9600% for Unit 31A.
3. These percentage interests in the common elements are hereby added as stated to the percentage of the common elements of all remaining units in Exhibit "B".
4. The Units, as defined and described in the Declaration, are heretofore amended, are hereby supplemented and amended by removing Units 19, 20, 51 and 52.
5. The plat of survey attached to the Declaration is hereby deleted and replaced with the plat of survey attached hereto as Exhibit "A" deleting Units 19, 20, 51 and 52.
6. The units as defined and described in Exhibit "C" to the Declaration, is hereby amended so as to exclude and delete Units 19, 20, 51 and 52.

7. Except as expressly herein provided, all of the terms and provisions of the Declaration and all prior amendments thereto shall be and remain in full force and effect and are hereby ratified by the parties hereto.

THEREFORE, it is hereby proposed that Exhibit "A" be replaced, Exhibit "B" and Exhibit "C" be amended as attached hereto:

APPROVED by two-thirds of the total votes of the voting members this 12<sup>th</sup> day of February, 2020

HIDDEN LAKE ESTATES CONDOMINIUM

BY: Paul Morgan  
Paul Morgan, President

ATTEST:

Cindy Levy  
Cindy Levy, Secretary

Please return document to:  
Wischhover & Associates  
11301 S. Harlem Ave.  
Worth, IL 60482

Document Prepared By:  
Wischhover & Associates  
11301 S. Harlem Ave.  
Worth, IL 60482

Exhibit "A"

Doc# 2026817029 Fee \$98.00

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EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

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COOK COUNTY RECORDER OF DEEDS  
**EXHIBIT**  
ATTACHED TO DOCUMENT

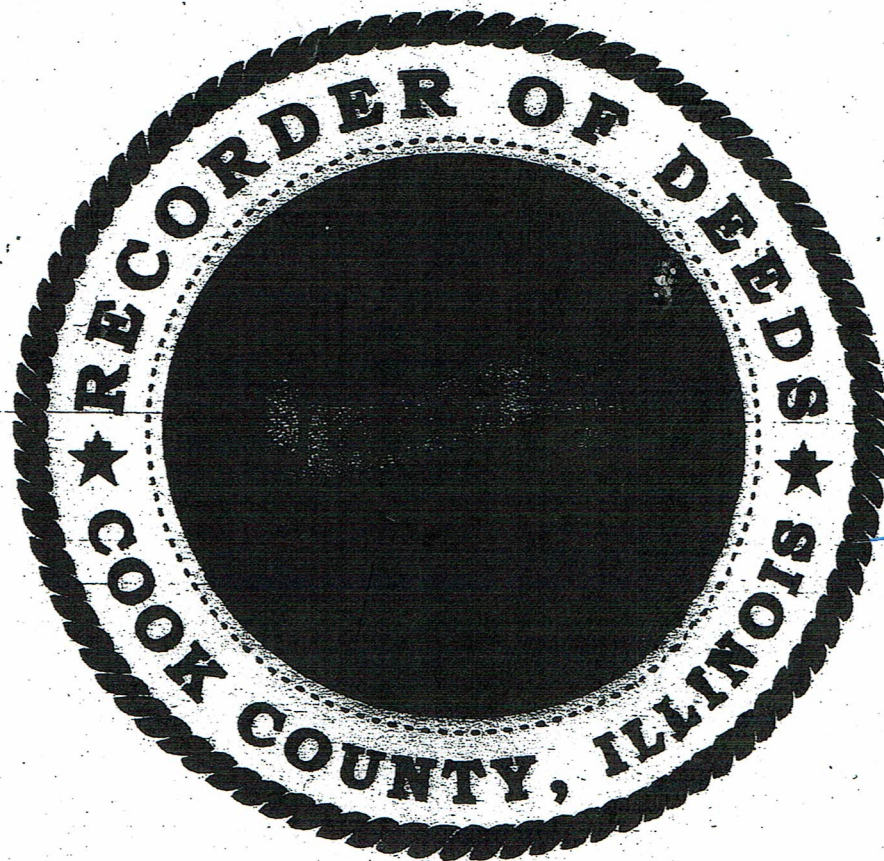


Exhibit  
64  
93.00

IMAGE STORED IN PLAT INDEX DATABASE

EXHIBIT "B"  
TO  
EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
HIDDEN LAKE ESTATES CONDOMINIUM  
PALOS HILLS, ILLINOIS

<u>UNIT</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
1	1.9608%
2	1.9608%
3	1.9608%
4	1.9608%
5	1.9608%
6	1.9608%
7	1.9608%
8	1.9608%
9	1.9608%
10	1.9608%
11	1.9608%
12	1.9608%
14	1.9608%
15	1.9608%
16	1.9608%
17	1.9608%
18	1.9608%
21	1.9608%
22	1.9608%
23	1.9608%
24	1.9608%
25	1.9608%
26	1.9608%
27	1.9608%
28	1.9608%
29	1.9608%
30	1.9608%
29A	1.9608%
30A	1.9608%
31A	1.9600%
31	1.9608%
32	1.9608%
33	1.9608%
34	1.9608%
35	1.9608%
36	1.9608%
37	1.9608%
38	1.9608%
39	1.9608%
40	1.9608%
41	1.9608%
42	1.9608%
43	1.9608%
44	1.9608%
45	1.9608%
46	1.9608%
47	1.9608%
48	1.9608%
49	1.9608%
50	1.9608%
53	<u>1.9608%</u>
	100.0000%

EXHIBIT "C"  
TO  
EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR  
HIDDEN LAKE ESTATES CONDOMINIUM  
PALOS HILLS, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, BOTH TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF W. 111TH STREET AND THE EAST LINE, AS MONUMENTED, OF THE WEST 925.01 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 88 DEGREES 2 MINUTES 37 SECONDS EAST, ALONG SAID SOUTH LINE, 174.65 FEET TO THE WEST LINE OF THE EAST 224.87 FEET OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 1 DEGREE 52 MINUTES 24 SECONDS EAST, ALONG SAID WEST LINE, 453.00 FEET TO THE SOUTH LINE OF THE NORTH 503.00 FEET OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 88 DEGREES 2 MINUTES 37 SECONDS EAST, ALONG SAID SOUTH LINE, 224.87 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 1 DEGREE 52 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 53.00 FEET TO THE SOUTH LINE OF THE NORTH 450.00 FEET OF SAID NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 88 DEGREES 5 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.00 FEET TO THE EAST LINE OF THE WEST 600.00 FEET OF SAID NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 1 DEGREE 52 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 400.00 FEET TO THE SOUTH LINE OF W. 111TH STREET; THENCE NORTH 88 DEGREES 5 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 201.17 FEET TO THE WEST LINE OF A 50 FOOT STRIP DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 10627385; THENCE SOUTH 2 DEGREES 21 MINUTES 56 SECONDS EAST, ALONG SAID WEST LINE, 614.43 FEET TO THE NORTHERLY RESERVE LINE OF THE CALUMET SAG FEEDER CANAL, AS MONUMENTED AND RECORDED; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RESERVE LINE, FOR THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 63 DEGREES 41 MINUTES 17 SECONDS WEST 122.99 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 66 DEGREES 41 MINUTES 33 SECONDS WEST 163.01 FEET; THENCE SOUTH 72 DEGREES 41 MINUTES 28 SECONDS WEST 259.80 FEET; THENCE SOUTH 79 DEGREES 57 MINUTES 28 SECONDS WEST 162.70 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 83 DEGREES 22 MINUTES 59 SECONDS WEST 131.72 FEET TO AN IRON PIPE FOUND ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 82 DEGREES 49 MINUTES 20 SECONDS WEST 400.06 FEET TO AN IRON PIPE FOUND ON AFORESAID EAST LINE, AS MONUMENTED, OF THE WEST 925.01 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 1 DEGREE 57 MINUTES 3 SECONDS WEST, ALONG SAID EAST LINE, 864.02 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.