

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS
 AND COVENANTS FOR
HIDDEN LAKE ESTATES CONDOMINIUM

BACKET FILE

This Amendment to Declaration made this 31st day of
August, 1983, by the Board of Managers of the
 Hidden Lake Estates Condominium Association.

W I T N E S S E T H

WHEREAS, by the Declaration of Condominium Ownership
 (the "Declaration") for Hidden Lake Estates Condominium, re-
 corded 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 (the "Act"); and

WHEREAS, by the 1st 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, certain
 Additional Land was submitted to the provisions of the Act; and

WHEREAS, by the 2nd 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 provisions of the Act; and

WHEREAS, the property submitted to the provisions of the
 Act pursuant to the terms of the Declaration, as amended, is
 legally described in Exhibit "A" attached hereto; and

WHEREAS, Section 17 of the Declaration provides that the
 provisions of the Declaration may be amended, changed or
 modified by an instrument in writing setting forth such amendment,
 change or modification, signed and acknowledged by all of the
 members of the board, at least 75% of the unit owners and
 containing an affidavit by an officer of the Board, certifying
 that a copy of the amendment, change or modification has been
 mailed by certified mail to all mortgagees having bona fide liens
 of record against any unit, not less than ten (10) days prior
 to the date of such affidavit; and

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WHEREAS, the parties hereto desire to amend the provisions of Paragraph 8 of the Declaration as hereinafter provided.

NOW THEREFORE, the parties hereto do hereby amend the Declaration as follows:

1. The first paragraph of Paragraph 8(a) of the Declaration is hereby amended so as to read as follows:

(a) As used in this Paragraph 8, the term "Unit Owner" shall include any contract purchaser in actual possession of any unit, and the terms "Majority" or "Majority of the Unit Owners" shall mean the Unit Owners, as defined in this Paragraph 8(a), as amended, representing more than 50% in the aggregate in interest of the undivided ownership of the common elements. ~~Voting shall be on the basis of one (1) vote per unit~~, provided, however, that where the Act requires requisite approval on a percentage basis, voting shall be on a percentage basis and the percentage vote to which each unit is entitled is the percentage interest of the undivided ownership of the common elements appurtenant thereto. Any specified percentage of the unit owners, whether majority or otherwise, for purposes of voting and for all purposes and wherever provided in this Declaration, shall mean such percentage in the aggregate in interest of the undivided ownership of the common elements. However, when 30% or fewer of the units, by number, possess over 50% of the aggregate of the votes in the association, any percentage vote of the members specified herein or by the Condominium Property Act, shall require the specified percentage by number of units rather than by percentage of interest in the common elements allocated to units that would otherwise be applicable. There shall be only one class of voting members.

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and acknowledged on the day and year first above written.

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Mat To:
INSTRUMENT PREPARED BY:

Richard C. Jones Jr.
Law Office of Marshall J. Mol
77 West Washington St.
Chicago, Illinois 60602

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EXHIBIT "A"

Legal Description

- I. Submitted to Condominium Property Act by Declaration Recorded April 29, 1980 as Document No. 25439399:

The North 330.64 feet of that part of the East 1/2 of the Northeast 1/4 (except the West 925.01 feet thereof) and (except the East 224.87 feet of the North 503.00 feet thereof) and (also except the North 50 feet thereof occupied and used for 111 Feet Street) of Section 22, Township 37 North, Range 12, East of the Third Principal Meridian, lying North of the North Reserve Line of the Calumet Feeder Canal, all in Cook County, Illinois.

- II. Submitted to Condominium Property Act by 1st Amendment to Declaration Recorded July 2, 1981 as Document No. 25925710:

A parcel of land lying fifteen (15.00) feet either side of the following described centerline. Commencing at a point which is 312.84 feet West of the East line and 50.00 feet South of the North line of the Northeast Quarter of Section 22. Township 37 North, Range 12, East of the Third Principal Meridian; Thence South 0°-00'-00" East for a distance of 36.05 feet to a point, thence South 19°-56'-57" East for a distance of 131.90 feet to a point Thence South 0°-00'-00" East for a distance of 120.54 feet to the end point, all in Cook County, Illinois.

AND

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That part of the Northeast Quarter of Section 22, Township 37 North, Range 12, East of the Third Principal Meridian described as follows" Beginning at a point 555.00 feet South of the North Line and 30.00 feet West of the East line of said Northeast quarter of Section 22; Thence South 51°-09'-44" West for a distance of 398.28 feet to a point; Thence South 38°-50'-16" East for a distance of 89.45 feet to a point; Thence North 51°-09'-44" East for a distance of 224.96 feet to a point; Thence North 38°-50'-16" West for a distance of 13.85 feet to a point; Thence North 51°-09'-44" East for a Distance of 112.47 feet to a point; Thence North 0°-00'-20" West for a distance of 40.05 feet to a point; Thence North 89°-59'-40" East for a distance of 43.24 feet to a point; Thence North 62°-04'-28" East for a distance of 108.67 feet to a point; Thence North 27°-55'-32" West for a for a distance of 125.87 feet to a point; Thence South 89°-55'-30" West for a distance of 50.32 feet to a point; Thence South 0°-00'-20" East for a distance of 52.00 feet to the point of beginning, all in Cook County, Illinois and containing therein 1,060 acres.

AND

That part of the Northwest quarter of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian described as follows: Beginning at a point which is 600.00 feet east of the West line and 379.78 feet South of the North line of said Northwest quarter of Section 23; Thence South 0°-00'-20" East along a line parallel to said West line of the Northwest quarter for a distance of 70.22 feet to a point; Thence south 25°-16'-55" West for a distance of 103.98 feet to a point; Thence South 58°-04'-21" West for a distance of 103.07 feet to a point; Thence South 0°-00'-20" East for a distance of 77.00 feet to a point; Thence North

69°-18'-00" East for a distance of 156.86 feet to a point; Thence North 46°-07'-10" East for a distance of 114.37 feet to a point; Thence North 89°-55'-30" East for a distance of 86.34 feet to a point; Thence North 0°-20'-30" West for a distance of 140.39 feet to a point; Thence South 89°-55'-30" Along a line which is parallel to the north line of said Northwest quarter for a distance of 204.02 feet to the point of beginning, all in Cook County, Illinois and containing therein 1,130 acres

III. Submitted to Condominium Property Act by 2nd Amendment to Declaration Recorded January 27, 1983 as Document No. 26486473:

The South 107.36 feet of the North 438.00 feet (except the East 60.00 feet of the South 60.00 feet thereof) of the East 1/2 of the Northeast 1/4 (except the West 925.03 feet thereof and except the East 224.87 feet thereof of Section 27, Township 37 North, Range 12 East of the Third Principal Meridian in Cook County Illinois.

AND

That part of the Northeast 1/4 of Section 23, Township 37 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point 555.00 feet South of the North line and 30.00 feet West of the East line of said Northeast 1/4 of Section 72 Thence South 51 degrees 09 minutes 44 seconds West for a distance of 398.28 feet to the point of beginning thence continuing south 51 degrees 09 minutes 44 seconds West along the last described line 74.57 feet to the East line of the West 925.01 feet of the East 1/2 of said Northeast 1/4 Section 22 a distance of 62.94 feet to the Northwestly line of the North reserve line of the Calumet Feeder Canal, Thence North 84 degrees 42 minutes and 00 seconds East along the Northwesterly line of the North reserve line of the Calumet Feeder Canal 73.03 feet; thence North 51 degrees 09 minutes 44 seconds East a distance of 53.08 feet to a point; thence North 38 degrees 05 minutes 16 seconds West a distance of 89.45 feet to the point of beginning, all in Cook County, Illinois.

AND

That part of the Northwest 1/4 of Section 23, Township 37 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the section corner common to Sections 14, 15, 22 and 23; thence South 0 degrees 00 minutes 20 seconds east along the West line of the Northwest 1/4 of Section 23, for a distance of 450.00 feet to a point; thence South 89 degrees 55 minutes 30 seconds West along a line

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parallel to and 450.00 South of the North line of the Northwest 1/4 of Section 23, for a distance of 50.32 feet, to a point; Thence South 27 degrees 55 minutes 32 seconds East for a distance of 301.43 feet to a point, thence North 65 degrees 22 minutes 44 seconds East for a distance of 77.39 feet to the point of beginning; thence South 24 degrees 37 minutes 16 seconds East for a distance of 91.00 feet to a point; thence North 65 degrees 22 minutes 44 seconds East for a distance of 106.00 feet to a point of beginning, containing therein 0.221 acres, all in Cook County Illinois.

AND

That part of the Northwest 1/4 of Section 23, Township 37 North, Range 12, East of the Third Principal Meridain, described as follows: Beginning at a point which is 600.00 feet East of the West line and 358.27 feet South of the North line of said Northwest 1/4 of Section 23, thence North 66 degrees 08 minutes 34 seconds West for a distance of 222.01 feet to a point thence South 0 degrees 20 minutes 30 seconds East for a distance of 111.04 feet to a point thence South 89 degrees 55 minutes 30 seconds West along a line which is parallel to the North line of said Northwest 1/4 of Section 23 for a distance of 204.02 feet to a point on the East line of the West 600.00 feet of said Northwest 1/4 of Section 23; thence north 0 degrees 00 minutes 20 seconds West along the East line of the West 600.00 feet of said Northwest 1/4 of Section 23 for a distance of 21.51 feet to the point of beginning; all in Cook County, Illinois and containing therein 0.3102 acres.

AND

The South 110.00 feet of the North 948.00 feet (except the East 60.00 feet of the Sout 60.00 feet thereof) of the East 1/2 of the Northeast 1/4 (except the West 925.03 feet thereof and except the East 224.87 feet thereof) of Section 27, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

AND

That part of the Northwest 1/4 of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point which is 600.00 feet East of the West line and 364.37 feet South of the North line of said Northwest 1/4 of Section 23; thence North 09 degrees 55 minutes 30 seconds East along a line which is parallel to the north line of said Northwest 1/4 of Section 23 for a distance of 203.01 feet to a point; thence South 0 degrees 0 minutes 30 seconds East for a distance of 4.37 feet to a point; thence South 66 degrees

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08 minutes 34 seconds West for a distance of 222.01 feet to a point on the East line of the West 600.00 feet of said Northwest 1/4 of Section 23; thence north 0 degrees 00 minutes 20 seconds West along the East line of the West 600.00 feet of said Northwest 1/4 of Section 23 for a distance of 93.90 feet to the point of beginning; all in Cook County, Illinois and containing therein 0.2290 acres.

AND

That part of the Northwest 1/4 of Section, 23, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point which is 555.00 feet south of the north line and 30.00 feet west of the West line of said Northwest 1/4 of Section 23; thence south 0 degrees 00 minutes 20 seconds East along a line which is parallel to and 30.00 feet West of the West line of said Northwest 1/4 of Section 23 for a distance of 57.00 feet to a point; thence north 89 degrees 59 minutes 40 seconds East for a distance of 43.24 feet to a point; thence North 62 degrees 04 minutes 28 seconds East for a distance of 108.67 feet to a point of beginning thence North 27 degrees 55 minutes 32 seconds West for a distance of 125.87 feet to a point of beginning; thence North 89 degrees 55 minutes 30 seconds East along a line which is parallel to and 450.00 feet South of the North line of said Northwest 1/4 of Section 23 for a distance of 64.70 feet to a point thence South 62 degrees 04 minutes 28 seconds West for a distance of 58.03 feet to the point of beginning; all in Cook County, Illinois and containing therein 0.1473 acres.

AND

That part of the Northwest 1/4 of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point which is 555.00 feet South of the North line and 30.00 feet West of the West line of said Northwest 1/4 of Section 23; thence South 0 degrees 00 minutes 20 seconds East along a line which is parallel to and 30.00 feet West of the West line of said Northwest 1/4 of Section 23 for a distance of 57.00 feet to a point; thence North 89 degrees 59 minutes 40 seconds East for a distance of 43.24 feet to a point; thence North 62 degrees 04 minutes 28 seconds East for a distance of 166.70 feet to a point; thence North 89 degrees 55 minutes 30 seconds East along a line which is parallel to and 450.00 feet South of the North line of said Northwest 1/4 of Section 23 for a distance of 87.87 feet to the point; thence South 0 degrees 00 minutes 20 seconds East along a line which is parallel to the West line of said Northwest 1/4 of Section 23 for a distance of 61.26 feet to a point; thence South 62 degrees 04 minutes 28 seconds West for a distance of 49.07 feet to a point of beginning; all in Cook County, Illinois and containing therein 0.1154 acres.

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CERTIFICATE OF EXECUTION AND MAILING

I, ~~Anthony J. Hatheway~~ Sue Kay _____, being first duly sworn on oath, deposes, sayd and certifies that I am the duly elected _____ Secretary _____ of the Board of Managers of the Hidden Lake Estates Condominium Association, that at least 75% of the unit owners in Hidden Lake Estates Condominium have approved and joined in the execution of this instrument, and that a true and correct copy of this instrument has been mailed to all mortgagees having bona fide liens of record against any unit, by certified mail return receipt requested, not less than ten (10) days prior to the date hereof.

Dated this 31st day of August, 1983.

Sue Kay

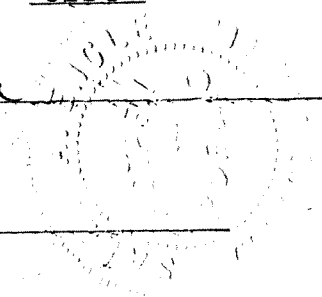
STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a notary public in and for the County of Cook and State of Illinois, DO CERTIFY that ~~XXXXXXXXXXXXXXXXXXXX~~ Sue Kay _____, personally known to me to be the _____ Secretary _____ of the Board of Managers of the Hidden Lake Estates Condominium Association, appeared before me this day in person and acknowledged that (s)he signed and delivered said instrument as his (her) own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of August, 1983.

Sally A. Engh
NOTARY PUBLIC

My commission expires: 11/18/85



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