

-83-142000

APR 6 1988

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

This Amendment to Declaration made this 13th day of  
January, 1988, 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 ("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 (the "Act"); 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, certain Additional Land was  
submitted to the provisions of the Act; 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 provisions of the Act; 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 shall be on the basis of one  
(1) vote per unit; and

WHEREAS, on April 30, 1987, a Judgment for Specific Performance was entered in the case entitled Hidden lake Estates 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 the property legally described in Exhibit "A" attached hereto ("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, pursuant to the Judgment entered in Case No. 86 CH 9164, the Declaration was amended so as to provide that the provisions of the Declaration could be amended by the affirmative vote of not less than two-thirds (2/3) of the unit owners voting on the amendment; and

WHEREAS, the Board and not less than two-thirds (2/3) of the unit owners in the Condominium desire to amend Section 4(c) of the Declaration so as to provide that the obligation to maintain and

repair the limited common elements shall be imposed upon the unit owners.

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

1. Section 4(c) of the Declaration shall be amended so as to read as follows:

"Maintenance and repair of the common elements, limited common elements, and the units. Each unit owner shall be responsible for and shall furnish at his own expense all of the upkeep, maintenance, repair and replacement within his own unit and to the limited common elements appurtenant to his unit, provided that if such limited common elements are appurtenant to more than one unit, the cost of any such upkeep, maintenance, repair and replacement shall be shared equally by the owners of the units appurtenant to such limited common elements. In the event of any dispute between the owners of adjoining units concerning the upkeep, maintenance, repair and replacement of limited common elements appurtenant to such units, such dispute shall be resolved by the Board, and the decision of the Board shall be controlling.

Maintenance, repair, management and operation of the common elements, except the limited common elements, shall be the responsibility of the Association and the expenses for such maintenance, repair, management and operation shall be assessed to the unit owners in accordance with a respective percentage of unit ownership as set forth in Exhibit "B" to the Declaration, as amended from time to time".

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.

INSTRUMENT PREPARED BY:  
Richard C. Jones Jr.  
Dardick & Denlow  
737 N. Michigan Ave.  
Chicago, Illinois 60611



EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

[Signature]

7 W. Lucas Drive

Palos Hills, Illinois

Unit 7

[Signature]

3 W Lucas Drive

Palos Hills, Illinois

Unit 3

[Signature]

11 W Lucas Drive

Palos Hills, Illinois

Unit 14

[Signature]

2 Lucas Drive

Palos Hills, Illinois

Unit 2

[Signature]

2 Lucas Drive

Palos Hills, Illinois

Unit 1

EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

*[Signature]*  
*Vera Jancho*

ADDRESS(ES)

43 Lucas Drive  
Polce Hills ILL 60465

Unit 43

Unit \_\_\_\_\_

Unit \_\_\_\_\_

Unit \_\_\_\_\_

Unit \_\_\_\_\_

EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

(Att.) E. Everhardt

36 Lucas Drive

Charlene N. Everhardt

36 Lucas Drive

Unit 36

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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

[Signature]

30 Lucas

[Signature]

Palos Hills, Illinois

[Signature]

Unit 27

29 E Lucas

[Signature]

Palos Hills, Illinois

Unit 24

Patricia Kachalica 2/2/88

45 Lucas Drive

[Signature]

Palos Hills, Illinois

Unit 45

Robert S. Warden 2/3/88

46 Lucas Drive

[Signature]

Palos Hills, Illinois

Unit 46

John Olson 2/3/88

40 Lucas Drive

Arthur Blasquez 2/3/88

Palos Hills, Illinois

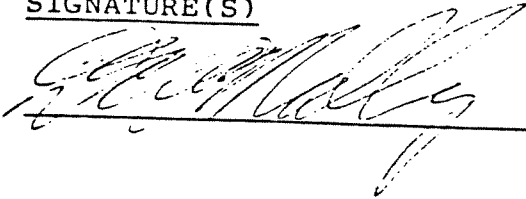
Unit 40



EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

  
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ADDRESS(ES)

4 Lucas Drive  
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Palos Hills, Illinois  
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Unit 4  
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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

Mr. + Mrs. Sisson

44 Lucas Dr.

\_\_\_\_\_

Palms Hills

\_\_\_\_\_

Unit 44

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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

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EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

Dennis Newongel  
\_\_\_\_\_

25 Lucas Drive  
\_\_\_\_\_

Palos Hills, Illinois  
\_\_\_\_\_

Unit 25

Eve Kay Huber  
\_\_\_\_\_

23 Lucas Drive  
\_\_\_\_\_

Palos Hills, Illinois  
\_\_\_\_\_

Unit 23

Lawrence Wolfe  
\_\_\_\_\_

15 Lucas Dr.  
\_\_\_\_\_

Palos Hills, Illinois  
\_\_\_\_\_

Unit 15

J. L. Simpson  
\_\_\_\_\_

5 Lucas Dr.  
\_\_\_\_\_

Palos Hills, Illinois  
\_\_\_\_\_

Unit 5

Mary Ann  
\_\_\_\_\_

6 W. Lucas Dr.  
\_\_\_\_\_

Palos Hills, Illinois  
\_\_\_\_\_

Unit 6

EXECUTION BY UNIT OWNERS

The undersigned, being not less than two-thirds (2/3) of the unit owners in the Hidden Lake Estates Condominium, hereby approve and join in the execution of the foregoing Fourth Amendment to Declaration of Condominium Ownership for the Hidden Lake Estates Condominium.

SIGNATURE(S)

ADDRESS(ES)

Arlene Thompson

16 Lucas Drive

Palos Hills, Illinois

Unit 16

Edward Miller

27 Lucas Drive

Palos Hills, Illinois

Unit 27

Rubin Sinek

39 Lucas Dr.

Debrah Sinek

" "

Unit 39

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Unit \_\_\_\_\_

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Unit \_\_\_\_\_

LEGAL DESCRIPTION

That part of the West half of the Northwest Quarter of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian lying Northwesterly of the North Reserve Line of the Calumet Feeder Canal and lying Westerly of a 50.00 feet wide strip dedicated for Highway purposes by Document No. 18627365, (excepting from the foregoing described parcel of Real Estate, the North 450.00 feet of the West 600.00 feet thereof).

and

That part of the East half of the Northeast Quarter (except the West 925.01 feet thereof) and except the East 224.87 feet of the North 503.00 feet thereof) of Section, 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.

Permanent Index Numbers: 23-33-100-010  
23-33-220-027