

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

THIS SEVENTH AMENDMENT TO DECLARATION made this 14<sup>TH</sup> day of FEBRUARY, 1989 by PALOS BANK AND TRUST COMPANY, not personally, but as trustee under Trust Agreement dated January 28, 1988 and known as Trust No. 1-2662.

WITNESSETH:

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, the Declaration reserves the right to annex and add to the parcel and property (as defined in the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the Additional Land (as defined in the Declaration); and

WHEREAS, the Declarant in the Declaration is PALOS BANK AND TRUST COMPANY, not personally, but as trustee under Trust Agreement dated December 1, 1979 and known as Trust No. 1-1574 ("Palos Trust No. 1-1574"); and

WHEREAS, PALOS BANK AND TRUST COMPANY, not personally, but as trustee under Trust Agreement dated January 28, 1988 and known as Trust No. 1-2662 ("Palos Trust 1-2662") is the successor in interest and the owner and holder of legal title to that portion of the Additional Land (as defined in the Declaration) legally described in Exhibit "A" attached hereto ("Added Property"); and

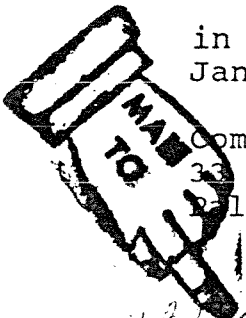
WHEREAS, by the First Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1981 as Document No. 25925710, a portion of the Additional Land was submitted to the Act as part of the Condominium and fourteen units were created; and

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

Common Address:  
33 and 34 Lucas Drive  
Palos Hills, Illinois 60465

Permanent Index Nos.: 23-23-100-023  
23-22-200-055

PLAT WITH THIS DOCUMENT



1171 65176115

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TO  
DE BRUYN, LUCIE, VORAN - 100  
1523 S. SUNSHINE BLVD  
PALOS HILLS, ILL. 60465

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 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 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 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, Palos Trust 1-2662 desires to add and annex to the parcel and property (as defined in the Declaration) Additional Land legally described in Exhibit "C" to the Declaration.

NOW, THEREFORE, Palos Trust 1-2662, as successor in interest to the Declarant, hereby amends the Declaration as follows:

1. The Added Property legally described in Exhibit "A" attached hereto is hereby annexed to the parcel and property (as defined in the Declaration) and is submitted to the provisions of the Act as part of the Condominium and shall hereafter be governed in all respects by the terms and provisions of the Declaration, as heretofore and hereafter supplemented and amended from time to time.

2. The plat of survey attached to the Declaration as Exhibit "A" is hereby amended by adding the Plat of Survey of the Added Property attached hereto and incorporated herein as Exhibit "D."

3. The undivided percentage interest in the common elements allocable to each Unit is hereby amended and shifted to the percentages set forth in Exhibit "B" attached hereto.

4. The Units, as defined and described in the Declaration, as heretofore amended, are hereby supplemented and amended by adding Units 33 and 34, as delineated and described in Exhibit "D" attached hereto.

5. The Additional Land as defined and described in Exhibit "C" to the Declaration, as heretofore amended, is hereby amended, so as to exclude and delete the Added Property.

6. The additional common elements included in the Added Property are hereby granted and conveyed to the Owners of all Units in the Condominium, as their respective interests appear of record.

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.

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CONSENT BY MORTGAGEE

PALOS BANK AND TRUST COMPANY, individually, as mortgagee under the Mortgage dated February 8, 1988 made by Palos Bank and Trust Company, as trustee under Trust Agreement dated January 28, 1988 and known as Trust No. 1-2662, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 10, 1988 as Document No. 88061321 and as mortgagee under the Mortgage dated March 25, 1988 made by Palos Bank and Trust Company, as trustee under Trust Agreement dated January 28, 1988 and known as Trust No. 1-2662, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 4, 1988 as Document No. 88135753, hereby consents to the execution and recording of the attached Seventh Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Hidden Lake Estates Condominium.

Dated this 14<sup>TH</sup> day of FEBRUARY, 1989.

PALOS BANK AND TRUST COMPANY,  
individually

CORPORATE SEAL

By: [Signature]  
Its Vice President

Attest: [Signature]  
Its Assistant Secretary

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

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that MICHAEL CONSTANTINO and JAMES V. ZARINO, personally known to me to be the V.P. and SENIOR, respectively of the PALOS BANK AND TRUST COMPANY, an Illinois banking association, personally appeared before me this day and acknowledged that they signed the foregoing instrument as their free and voluntary act and as the free and voluntary act of said bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14<sup>TH</sup> day of FEBRUARY, 1989.

OFFICIAL SEAL  
BARBARA A. DANABER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. FEB. 26, 1992

[Signature]  
Notary Public

My Commission Expires: 2/26/92

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

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SEVENTH AMENDMENT ADDED PROPERTY

THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 37, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF A PARCEL OF LAND AS SHOWN ON PLAT OF SURVEY DELINEATING THE BOUNDARIES OF HIDDEN LAKE CONDOMINIUMS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25925710, SAID CORNER BEING ON THE WEST LINE OF A 50.00 FEET WIDE STRIP OF LAND AS DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT NO. 10627385; THENCE S.00-30'30"E. ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 144.88 FEET TO A POINT ON THE NORTHERLY RESERVE LINE OF THE CALUMET FEEDER CANAL, ACCORDING TO ILLINOIS AND MICHIGAN CANAL TRUSTEE'S FIELD NOTES AS ADJUSTED; THENCE S.65-33'-30"W., ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 123.08 TO A POINT; THENCE S.68-33'-05"W., ON SAID NORTHERLY RESERVE LINE OF THE CALUMET FEEDER CANAL, FOR A DISTANCE OF 141.93 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING S.68-33'05"W. FOR A DISTANCE OF 21.08 FEET TO A POINT; THENCE S.74-33-00"W. FOR A DISTANCE OF 80.99 FEET TO A POINT; THENCE N.27-59'-59"W. FOR A DISTANCE OF 68.87 FEET, TO A POINT ON THE SOUTH LINE OF LUCAS DRIVE (AN EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987 AS DOCUMENT NO. 87507835); THENCE N.55-10'-29"E. ON SAID SOUTHERLY LINE OF LUCAS DRIVE, FOR A DISTANCE OF 19.54 FEET TO A POINT; THENCE N.64-34'57"E. ON SAID SOUTH LINE OF LUCAS DRIVE, FOR A DISTANCE 80.68 FEET TO A POINT; THENCE S.27-59'-59"E. FOR A DISTANCE OF 87.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS (CONTAINING 8,040 SQUARE FEET OR 0.185 ACRES).

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

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| <u>UNIT</u> | <u>PERCENTAGE INTEREST IN<br/>COMMON ELEMENTS</u> |
|-------------|---|
| 1           | 2.7777  |
| 2           | 2.7777  |
| 3           | 2.7777  |
| 4           | 2.7777  |
| 5           | 2.7777  |
| 6           | 2.7777  |
| 7           | 2.7777  |
| 8           | 2.7777  |
| 14          | 5.5582  |
| 15          | 2.7777  |
| 16          | 2.7777  |
| 17          | 2.7777  |
| 18          | 2.7777  |
| 23          | 2.7777  |
| 24          | 2.7777  |
| 25          | 2.7777  |
| 26          | 2.7777  |
| 27          | 2.7777  |
| 28          | 2.7777  |
| 29          | 2.7777  |
| 30          | 2.7777  |
| 31          | 2.7777  |
| 32          | 2.7777  |
| 33          | 2.7777  |
| 34          | 2.7777  |
| 35          | 2.7777  |
| 36          | 2.7777  |
| 39          | 2.7777  |
| 40          | 2.7777  |
| 41          | 2.7777  |
| 42          | 2.7777  |
| 43          | 2.7777  |
| 44          | 2.7777  |
| 45          | 2.7777  |
| 46          | <u>2.7777</u>                                     |
|             | 100.00%   |

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EXHIBIT "C"

ADDITIONAL LAND

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 23, Township 37 North, Range 12, Est of the Third Principal Meridian, lying North of the North Reserve line of the Calumet Feeder Canal, all in Cook County, Illinois.

(Excepting from the foregoing those portions thereof previously submitted to the Illinois Condominium Property Act as part of the Hidden Lake Estates Condominium by the Declaration of Condominium Ownership recorded April 29, 1980 as Document No. 25439399, the First Amendment recorded July 2, 1981 as Document No. 25925710, the Second Amendment recorded January 27, 1983 as Document No. 26486473, the Fifth Amendment recorded October 6, 1988 as Document No. 88-460283, the Sixth Amendment recorded October 27, 1988 as Document No. 88-494978, and that part thereof legally described in Exhibit "A" attached hereto).

. DEPT-01  
. 743333 TRAN 3384 02/15/89 14:58:  
. 42111 : C # - 89 - 071906  
. COOK COUNTY RECORDER

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