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

THIS TENTH AMENDMENT TO DECLARATION made this 30th day of  
October, 1989 by PALOS BANK AND TRUST COMPANY, not  
personally, but as trustee under Trust Agreement dated February  
16, 1989 and known as Trust No. 1-2836.

89-521267

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 February 16, 1989 and known as  
Trust No. 1-2836 ("Palos Trust 1-2836") 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

S/2/5526 1177

Common Address:  
11 and 12 Lucas Drive  
Palos Hills, Illinois 60465

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

Document Prepared By:  
  
Stephen W. Taylor, Esq.  
De Bruyn, Lockie, Voorn  
& Taylor, Ltd.  
15252 South Harlem Avenue  
Orland Park, Illinois 60462  
(312) 532-3223

Deliver To: Box 360

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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 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

89521267

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, Palos Trust 1-2836 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 1-2836, 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.

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4. The Units, as defined and described in the Declaration, as heretofore amended, are hereby supplemented and amended by adding Units 11 and 12, 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.

IN WITNESS WHEREOF, PALOS BANK AND TRUST COMPANY, not personally, but as Trustee aforesaid, has caused this instrument to be executed and attested on the day and year first above written.

Deliver To:

Box 360

PALOS BANK AND TRUST COMPANY,  
not personally, but as Trustee  
aforesaid. U/T/A 1-2836 dtd 2/16/89

Document Prepared By:

Stephen W. Taylor, Esq.  
De Bruyn, Lockie, Voorn  
& Taylor, Ltd.  
15252 South Harlem Avenue  
Orland Park, Illinois 60462  
(312) 532-3223

By: *Alfred C. Scheiner*  
Its Vice President

By: *Barbara K. Dondos*  
Its (Assistant) Trust Officer

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

I, Mary Kay Burke, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey C. Scheiner, Vice President (Trust Officer) and Barbara A. Danaher, Assistant Trust Officer of PALOS BANK AND TRUST COMPANY, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President (Trust Officer) and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Trustee, did affix the seal of said Trustee to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of October, 1989.

**"OFFICIAL SEAL"**  
Mary Kay Burke  
Notary Public, State of Illinois  
My Commission Expires Aug. 31, 1991

Mary Kay Burke  
Notary Public

My Commission Expires: August 31, 1991

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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, and as mortgagee under the Mortgage dated May 9, 1989 made by Palos Bank and Trust Company, as trustee under Trust Agreement dated February 16, 1989 and known as Trust No. 1-2836, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 10, 1989 as Document No. 89210052, hereby consents to the execution and recording of the attached Tenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Hidden Lake Estates Condominium.

Dated this 30th day of October, 1989.

PALOS BANK AND TRUST COMPANY,  
individually as Trustee, U/t/a/ 1-2836  
dtd 2/16/89 and not personally

CORPORATE SEAL

By: Jeffrey C. Scheiner  
Its Vice President

Attest: Barbara A. Danaher  
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 Jeffrey C. Scheiner and Barbara A. Danaher, personally known to me to be the Vice President and Asst. Trust Officer, 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.

89521267

GIVEN under my hand and Notarial Seal this 30th day of October, 1989.

Mary Kay Boud  
Notary Public  
My Commission Expires: August 31, 1991

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

TENTH AMENDMENT ADDED PROPERTY

THAT PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 925.01 FEET OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 22, WITH THE SOUTH LINE OF THE NORTH 649.98 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22, THENCE NORTH 89 DEGREES, 54 MINUTES, 30 SECONDS EAST, ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 100.44 FEET TO A POINT ON A WESTERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507835, RECORDED SEPTEMBER 16, 1987; THENCE (THE FOLLOWING FOUR (4) COURSES BEING ALONG A WESTERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507835 RECORDED IN THE OFFICE OF THE RECORDER'S OF DEEDS OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 16, 1987) SOUTH 11 DEGREES, 27 MINUTES, 41 SECONDS EAST FOR A DISTANCE OF 56.12 FEET TO A POINT; THENCE SOUTH 34 DEGREES, 02 MINUTES, 51 SECONDS WEST FOR A DISTANCE OF 43.65 FEET TO A POINT; THENCE SOUTH 47 DEGREES, 01 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 06 MINUTES, 00 SECONDS EAST, FOR A DISTANCE OF 30.78 FEET TO A POINT; THENCE SOUTH 51 DEGREES, 09 MINUTES, 43 SECONDS WEST, FOR A DISTANCE OF 17.59 FEET TO A POINT ON THE EAST LINE OF THE WEST 925.01 FEET AFOREDESCRIBED; THENCE NORTH 00 DEGREES, 06 MINUTES, 00 SECONDS WEST, ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 200.97 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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

<u>UNIT</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
1	2.3809
2	2.3809
3	2.3809
4	2.3809
5	2.3809
6	2.3809
7	2.3809
8	2.3809
11	2.3809
12	2.3809
14	4.7640
15	2.3809
16	2.3809
17	2.3809
18	2.3809
21	2.3809
22	2.3809
23	2.3809
24	2.3809
25	2.3809
26	2.3809
27	2.3809
28	2.3809
29	2.3809
30	2.3809
31	2.3809
32	2.3809
33	2.3809
34	2.3809
35	2.3809
36	2.3809
39	2.3809
40	2.3809
41	2.3809
42	2.3809
43	2.3809
44	2.3809
45	2.3809
46	2.3809
49	2.3809
50	<u>2.3809</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, East 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, the Seventh Amendment recorded February 15, 1989 as Document No. 89-071906, the Eighth Amendment recorded June 22, 1989 as Document No. 89-285664, the Ninth Amendment recorded October 11, 1989 as Document No. 89-482182, and that part thereof legally described in Exhibit "A" attached hereto).

DEPT-01 RECORDING  
1989 OCT 11 10:00 AM  
89521267  
COOK COUNTY RECORDER

89521267

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Copies  
MLL