

COOK COUNTY RECORDERS
OFFICE

89607413

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

THIS ELEVENTH AMENDMENT TO DECLARATION made this 15th day of
December, 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.

DEPT. OF RECORDS
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COOK COUNTY RECORDER

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

Common Address:
37 and 38 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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i. Pope

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

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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, 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.

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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 37 and 38, 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.

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: *Jeffrey C. Scheiner*
Its Vice President

By: *Barbara A. Sansler*
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 15th day of December, 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

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 Eleventh Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Hidden Lake Estates Condominium.

Dated this 15th day of December, 1989.

PALOS BANK AND TRUST COMPANY, individually

CORPORATE SEAL

By: [Signature]
Its Vice President

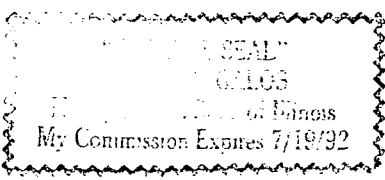
Attest: [Signature: Thomas J. Paetow]
Its Assistant Secretary

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 J. Constantino and Thomas J. Paetow, personally known to me to be the Vice President and Assistant Vice President, 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.

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GIVEN under my hand and Notarial Seal this 15th day of December, 1989.



[Signature: Ruthann Galos]
Notary Public
My Commission Expires: 7/19/92

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

ELEVENTH 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 23.06 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING S.68-33'-05"W. FOR A DISTANCE OF 118.87 FEET TO A POINT; THENCE N.27-59'-59"W. FOR A DISTANCE OF 87.57 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.64-34'-57"E. ON SAID SOUTHERLY LINE OF LUCAS DRIVE, FOR A DISTANCE OF 42.44 FEET TO A POINT; THENCE N.51-49'-09"E. ON SAID SOUTH LINE OF LUCAS DRIVE, FOR A DISTANCE 56.96 FEET TO A POINT; THENCE S.38-10'-51"E. FOR A DISTANCE OF 111.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS (CONTAINING 10,364 SQUARE FEET OR 0.238 ACRES).

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ELEVENTH 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	2.2727
2	2.2727
3	2.2727
4	2.2727
5	2.2727
6	2.2727
7	2.2727
8	2.2727
11	2.2727
12	2.2727
14	4.5466
15	2.2727
16	2.2727
17	2.2727
18	2.2727
21	2.2727
22	2.2727
23	2.2727
24	2.2727
25	2.2727
26	2.2727
27	2.2727
28	2.2727
29	2.2727
30	2.2727
31	2.2727
32	2.2727
33	2.2727
34	2.2727
35	2.2727
36	2.2727
37	2.2727
38	2.2727
39	2.2727
40	2.2727
41	2.2727
42	2.2727
43	2.2727
44	2.2727
45	2.2727
46	2.2727
49	2.2727
50	<u>2.2727</u>
	100.00%

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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, the Tenth Amendment recorded November 2, 1989 as Document No. 89521267, and that part thereof legally described in Exhibit "A" attached hereto).

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