

90172544

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

THIS TWELFTH AMENDMENT TO DECLARATION made this 9<sup>TH</sup> day of  
APRIL, 1990 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.

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

90172544

Common Address:  
Lucas Drive, Cook County,  
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

RECORDED  
INDEXED  
MAY 1 1990  
COOK COUNTY CLERK

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

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

90172544

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, by the Eleventh Amendment to the Declaration, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 20, 1989, as Document No. 89607413, 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:

30172544

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 Plats of Surveys of the Added Property attached hereto and incorporated herein as Exhibits "D-1 through "D-6."

3. The Declarant reserves the right and the power to have the completed construction resurveyed and to thereafter correct the existing surveys so they comply to the Illinois Condominium Property Act.

4. 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.

5. The Units, as defined and described in the Declaration, as heretofore amended, are hereby supplemented and amended by adding Units 9, 10, 19, 20, 29A, 30A, 31A, 51, 52, 53, as delineated and described in Exhibits "D-1" through "D-6" attached hereto, subject to correction by resurveying the completed construction.

6. 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.

7. 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, subject to correction by resurveying the completed construction.

8. 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.

30172541

90172541

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

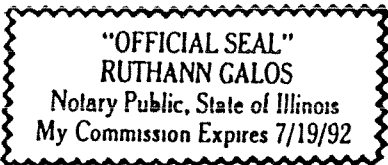
By: Jeffrey C. Scheiner  
Its Vice President

By: Barbara A. Danaher  
Its (Assistant) Trust Officer

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK )

I, RUTHANN GALOS, 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 9<sup>th</sup> day of April, 1990.



Ruthann Galos  
Notary Public

My Commission Expires: 7/19/92

30172544

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

Dated this 9<sup>th</sup> day of April, 1990.

PALOS BANK AND TRUST COMPANY,  
individually

CORPORATE SEAL

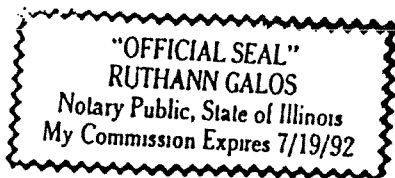
By: [Signature]  
Its Vice President

Attest: Thomas 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 ASSIST. 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.

GIVEN under my hand and Notarial Seal this 9<sup>th</sup> day of April, 1990.



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

00172544

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

TWELFTH 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 NORTHEAST 1/4 OF SAID SECTION 22, WITH THE SOUTH LINE OF THE NORTH 548.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 (THE LAST DESCRIBED LINE ALSO BEING THE SOUTH LINE OF A PARCEL OF LAND AS SHOWN ON PLAT OF SURVEY DELINEATING THE BOUNDARIES OF HIDDEN LAKE CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 26486473); THENCE NORTH 89 DEGREES, 54 MINUTES, 30 SECONDS EAST, ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 95.89 FEET TO A POINT; THENCE (THE FOLLOWING THREE COURSES BEING ALONG A WESTERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NUMBER 87507835, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 16, 1987), SOUTH 08 DEGREES, 07 MINUTES, 41 SECONDS WEST FOR A DISTANCE OF 12.07 FEET TO A POINT; THENCE SOUTH 01 DEGREES, 29 MINUTES, 15 SECONDS EAST FOR A DISTANCE OF 66.83 FEET TO A POINT; THE SOUTH 11 DEGREES, 27 MINUTES, 41 SECONDS EAST FOR A DISTANCE OF 23.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 649.98 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 89 DEGREES, 54 MINUTES, 30 SECONDS WEST, ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 100.44 FEET TO A POINT ON THE EAST LINE OF THE WEST 925.00 FEET AFOREDESCRIBED; THENCE NORTH 00 DEGREES, 06 MINUTES, 00 SECONDS, WEST ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 101.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

AND

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: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 925.01 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22, WITH THE SOUTH LINE OF THE NORTH 548.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22 (THE LAST DESCRIBED LINE ALSO BEING THE SOUTH LINE OF A PARCEL OF LAND AS SHOWN ON PLAT OF SURVEY DELINEATING THE BOUNDARIES OF HIDDEN LAKE CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER'S

90172544

TWELFTH AMENDMENT ADDED PROPERTY CONTINUED

OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26486473); THENCE N.89-54'-30"E., ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING N.89-54'-30"E., FOR A DISTANCE OF 37.82 FEET TO A POINT ON THE WEST LINE OF THE EAST 224.87 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N.00-00'-00"E., ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 503.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N.89-54'-30"E. ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 26.24 FEET TO A POINT; THENCE S.03-21'-57"E., FOR A DISTANCE OF 136.78 FEET TO A POINT ON A NORTHERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507835, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987; THENCE (THE FOLLOWING FIVE (5) COURSES BEING ALONG THE NORTHERLY AND EASTERLY LINES OF LUCAS DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 87507835) S.49-55'-18"W., FOR A DISTANCE OF 43.47 FEET TO A POINT; THENCE N.85-52'-20"W., FOR A DISTANCE OF 30.63 FEET TO A POINT; THENCE N.11-32'-16"W., FOR A DISTANCE OF 44.00 FEET TO A POINT; THENCE N.02-43'-38"W. FOR A DISTANCE OF 52.99 FEET TO A POINT; THENCE N.08-10'-50"E., FOR A DISTANCE OF 21.40 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 00-00'-20" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE NORTH 89-55'-30" EAST ALONG A LINE PARALLEL TO 450.00 FEET 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 27-55'-32" EAST FOR A DISTANCE OF 301.43 FEET TO A POINT; THENCE NORTH 65-22'-44" EAST FOR A DISTANCE OF 77.39 FEET TO THE POINT OF BEGINNING, OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 24-37'-16" EAST FOR A DISTANCE OF 164.20 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE NORTH RESERVE LINE OF THE CALUMET FEEDER CANAL; THENCE SOUTH 74-33'-00" WEST ALONG SAID NORTH RESERVE LINE OF THE CALUMET FEEDER CANAL A DISTANCE OF 39.31 FEET TO A POINT; THENCE SOUTH 81-51'-55" WEST ALONG SAID NORTH RESERVE LINE OF THE CALUMET FEEDER CANAL A DISTANCE OF 162.86 FEET TO A POINT DISTANCE 131.71 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, AS MEASURED ON SAID RESERVE LINE OF THE CALUMET FEEDER CANAL; THENCE NORTH 32-51'-01" EAST FOR A DISTANCE OF 123.46 FEET TO A POINT ON A SOUTHERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT 87507835 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 16, 1987; THENCE N.57-08'-59"W. ON THE LAST DESCRIBED LINE, FOR A DISTANCE

90172541



TWELFTH AMENDMENT ADDED PROPERTY CONTINUED

OF 16.24 FEET TO A POINT; THENCE N.63-10'-57"W. ON SAID SOUTHERLY LINE OF LUCAS DRIVE, FOR A DISTANCE OF 84.17 FEET TO A POINT; THENCE N.56-13-39"E. FOR A DISTANCE OF 45.79 FEET TO A POINT ON A NORTHERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 87507835; THENCE S.63-05'-11"E. ON SAID NORTHERLY LINE OF LUCAS DRIVE, FOR A DISTANCE OF 65.88 FEET TO A POINT; THENCE N.56-32'-16"E. FOR A DISTANCE OF 66.74 FEET TO THE POINT OF BEGINNING, (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND THAT PART THEREOF DEEDED TO THE HIDDEN LAKES ESTATES CONDOMINIUM ASSOCIATION BY DEED RECORDED AS DOCUMENT NUMBER 87607837), ALL IN COOK COUNTY, ILLINOIS;

AND

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 163.01; THENCE S.74-33'-00"W., FOR A DISTANCE OF 80.99 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING S.74-33'-00"W. FOR A DISTANCE OF 139.50 FEET TO A POINT; THENCE N.24-37'-16"W., FOR A DISTANCE OF 16.75 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.56-25'-20"E. ON SAID SOUTHERLY LINE OF LUCAS DRIVE, FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE N.47-08'-50"E., ON SAID SOUTH LINE OF LUCAS DRIVE, FOR A DISTANCE 44.52 FEET TO A POINT; THENCE N.55-10-29"E., ON SAID SOUTH LINE OF LUCAS DRIVE, FOR A DISTANCE 65.65 FEET TO A POINT; THENCE S.27-59'-59"E., FOR A DISTANCE OF 68.87 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS (CONTAINING 5,896 SQUARE FEET OR 0.135 ACRES);

AND

90172544

TWELFTH AMENDMENT ADDED PROPERTY CONTINUED

THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 264.37 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23 (AS MEASURED ON THE WEST LINE THEREOF), WITH THE WEST LINE OF A 50.00 FEET WIDE STRIP OF LAND AS DEDICATED FOR HIGHWAY PURPOSES AS DOCUMENT NO. 10627385; THENCE S.89-55'-30"W., ALONG THE SOUTH LINE OF THE NORTH 264.37 FEET AFORESAID, FOR A DISTANCE OF 37.26 FEET TO A POINT ON THE EASTERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507835 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987; THENCE N.20-59'-37"W., ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 229.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N.89-55'-30"E., ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 117.59 FEET TO A POINT ON THE WEST LINE OF SAID STRIP OF LAND 50.00 FEET WIDE DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT NO. 10627385. THENCE S.00-30'-30"E., ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 214.38 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, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 600.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23, WITH THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S.89-55'-30"E. ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 51.42 FEET TO A POINT ON THE WESTERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507835 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987; THENCE S.20-59'-37"E., ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 82.72 FEET TO A POINT; THENCE S.69-00'-23"W., ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 86.83 FEET TO A POINT ON THE EAST LINE OF THE WEST 600.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N.00-00'-20"E., ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 108.27 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT "B"  
 TO  
 TWELFTH 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	1.8519
2	1.8519
3	1.8519
4	1.8519
5	1.8519
6	1.8519
7	1.8519
8	1.8519
9	1.8519
10	1.8519
11	1.8519
12	1.8519
14	1.8519
15	3.7012
16	1.8519
17	1.8519
18	1.8519
19	1.8519
20	1.8519
21	1.8519
22	1.8519
23	1.8519
24	1.8519
25	1.8519
26	1.8519
27	1.8519
28	1.8519
29	1.8519
29A	1.8519
30	1.8519
30A	1.8519
31	1.8519
31A	1.8519
32	1.8519
33	1.8519
34	1.8519
35	1.8519
36	1.8519
37	1.8519
38	1.8519

00172544

EXHIBIT "B"  
CONTINUED

39	1.8519
40	1.8519
41	1.8519
42	1.8519
43	1.8519
44	1.8519
45	1.8519
46	1.8519
49	1.8519
50	1.8519
51	1.8519
52	1.8519
53	<u>1.8519</u>
	100.00%

90172544

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).

. DEPT-01 RECORDING \$127.00  
. T#2222 TRAN 2969 04/17/90 11:31:00  
. #7299 # B \*-90-172544

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.

COOK COUNTY RECORDER

(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, the Eleventh Amendment recorded December 20, 1989 as Document No. 89607413, and that part thereof legally described in Exhibit "A" attached hereto).

30172544

90172544

12700  
COOK COUNTY RECORDER  
6 COPIES  
30172544