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Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Feb 08 1999
At 2:04pm
Receipt #: 153262
Doc/Type : CND
Deputy - Cashier #2

SEVENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR FAIRWAY GREENS AT ANTIOCH GOLF CLUB
LOT 32 - BULDING 1 AND 2

AFTER RECORDING, THIS INSTRUMENT
SHOULD BE MAILED TO:

PREPARED BY:

WINDSOR DEVELOPMENT CORPORATION
KAREN SKONIECZNY
385 AIRPORT ROAD, SUITE M.
ELGIN, ILLINOIS 60123

ADDRESSES OF PROPERTY COVERED BY AMENDMENT:
40040, 40042, 40044, 40046, 40048, 40050, 40052, 40054 N. HIDDEN BUNKER COURT
ANTIOCH, ILLINOIS 60002

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7TH
AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR
FAIRWAY GREENS AT ANTIOCH GOLF CLUB

LOT 32 - Buildings 1 and 2

THIS AMENDMENT to the Declaration of Condominium Ownership for FAIRWAY GREENS AT ANTIOCH GOLF CLUB CONDOMINIUMS (hereinafter referred to as the "Amendment") is executed by HARRIS BANK OF BARRINGTON, N. A., as Trustee under Trust No. 11-4148, and not personally, (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant recorded the Declaration of Condominium Ownership for FAIRWAY GREENS AT ANTIOCH GOLF CLUB CONDOMINIUMS (hereinafter referred to as the "Declaration") on NOVEMBER 6, 1996 in the Office of the Recorder of Deeds of Lake County, Illinois, as Document No. 3896648; and,

WHEREAS, the Declaration, as amended, submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act") described in Exhibit "A" attached hereto (hereinafter referred to as the "Submitted Parcel"); and

WHEREAS, pursuant to the Act, as amended, under Article Nine of the Declaration, Declarant reserved the rights and powers to annex, add, submit and subject to the provisions of the Act and the Declaration any part or all of the Development Parcel, as described in Exhibit "E" of the Declaration, to the Submitted Parcel and thereby add to the Plat of Condominium Ownership created by the Declaration; and

WHEREAS, Declarant, pursuant to Article Nine of the Declaration, desires to annex, add, submit and subject a portion of the Development Area described as Exhibit "B", attached hereto (hereinafter referred to as the Additional Parcel") to the Declaration and the Act and add to the plan of condominium ownership; and

WHEREAS, the Additional Parcel is now improved with one (2) building for a total of EIGHT residential units; and;

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WHEREAS, Declarant desires to amend the Declaration as it relates to the Plat of Condominium Survey (Exhibit "B" of the Declaration) and to the percentage of ownership interest in the Common Elements for the Condominium Units (Exhibit "C" of the Declaration), by changing the percentage ownership due to the addition of the Development Area described in Exhibit "B".

NOW, THEREFORE, Declarant does hereby declare that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to and made a part of the real estate described in the Declaration and in Exhibit "A" as attached hereto, and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Declaration and the Act.
2. Exhibit "B" of the Declaration, the "Plat of Condominium Survey", is hereby amended by adding the Additional Parcel as described and delineated in the Plat of Survey attached hereto as Exhibit "B", together with the Units depicted thereon.
3. Exhibit "C" of the Declaration, "List of Units and Percentage Interest in Common Elements", is hereby deleted and an amended Exhibit "C" attached hereto as Exhibit "C" is substituted therefore.
4. The By-Laws of FAIRWAY GREENS AT ANTIOCH GOLF CLUB CONDOMINIUMS are attached to this Amendment and incorporated herein by reference as Exhibit "D".
5. The Common Elements contained in the Additional Parcel are hereby granted and conveyed to the Unit Owners subject to the provisions of the Act and Declaration.
6. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this instrument, shall run with and bind the Condominium property, including the Additional Parcel.
7. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms and, except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, the Declarant as aforesaid has caused its seal to be affixed hereunder and has caused its name to be signed and these presents by its LAND TRUST OFFICER and attested by its TRUST OFFICER this 2nd day of February, 1999.

Harris Bank of Barrington, N.A.,
as Trustee as aforesaid and not individually UTA 11-4148

By: [Signature]
Elizabeth Cordova
AVP & Land Trust Officer

ATTEST:
[Signature]
Lorrie A. Hale
Trust Officer

This instrument is executed by the undersigned Land Trustee, not personally but solely as trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ~~Lorrie A. Hale~~ Elizabeth Cordova Trust Officer, and AVP & Land 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 acts and as the free and voluntary act of Harris Bank Barrington, N.A., as Trustee, for the uses and purposes therein set forth, and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said corporation did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, as trustee, for the uses and purposes therein set forth,

Given under my hand and Notarial Seal this 2nd day of February, 1999.

[Signature]
Dolores A. Korinke
Notary Public



EXHIBIT "A"
PROPERTY SUBJECT TO THE CONDOMINIUM DECLARATION

DESCRIPTION OF ZONING PARCEL 32N

THAT PART OF LOT 32 IN FAIRWAY MANOR AT ANTIOCH GOLF CLUB, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1995 AS DOCUMENT NO. 3675959, IN LAKE COUNTY, ILLINOIS, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 24 DEGREES 00 MINUTES 46 SECONDS WEST ALONG THE EAST LINE THEREOF, 100.78 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED LINE; THENCE NORTH 85 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 85.27 FEET TO THE WEST LINE OF SAID LOT 32 BEING THE TERMINUS OF SAID DESCRIBED LINE.

DESCRIPTION OF ZONING PARCEL 32S

LOT 32 IN FAIRWAY MANOR AT ANTIOCH GOLF CLUB, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1995 AS DOCUMENT NO. 3675959, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 32 LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 24 DEGREES 00 MINUTES 46 SECONDS WEST ALONG THE EAST LINE THEREOF, 100.78 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED LINE; THENCE NORTH 85 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 85.27 FEET TO THE WEST LINE OF SAID LOT 32 BEING THE TERMINUS OF SAID DESCRIBED LINE.

AND ALSO THAT PART OF OUTLOT B IN FAIRWAY MANOR SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE NORTH 66 DEGREES 45 MINUTES 35 SECONDS WEST, 85.28 FEET TO A POINT ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 32; THENCE NORTH 24 DEGREES 00 MINUTES 46 SECONDS EAST, 1.15 FEET ALONG SAID EXTENSION TO THE SOUTHWESTERLY CORNER OF SAID LOT 32; THENCE SOUTH 85 DEGREES 59 MINUTES 14 SECONDS EAST, 85.27 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 32 TO THE POINT OF BEGINNING.

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EXHIBIT "C"
LIST OF UNITS AND PERCENTAGE
INTEREST IN THE COMMON ELEMENTS

Building 41, Unit 1	A	2.20%
Building 41, Unit 2	C	2.19%
Building 41, Unit 3	A	2.20%
Building 41, Unit 4	C	2.19%
Building 41, Unit 5	B	1.94%
Building 41, Unit 6	A	2.20%
Building 41, Unit 7	C	2.19%
Building 39, Unit 1	A	2.20%
Building 39, Unit 2	B	1.94%
Building 39, Unit 3	C	2.19%
Building 39, Unit 4	A	2.20%
Building 39, Unit 5	A	2.20%
Building 39, Unit 6	C	2.19%
Building 39, Unit 7	A	2.20%
Building 39, Unit 8	C	2.19%
Building 36, Unit 1	A	2.20%
Building 36, Unit 2	C	2.19%
Building 36, Unit 3	A	2.20%
Building 36, Unit 4	C	2.19%
Building 36, Unit 5	A	2.20%
Building 36, Unit 6	C	2.19%
Building 36, Unit 7	A	2.20%
Building 36, Unit 8	C	2.19%
Building 35(2), Unit 1	A	1.64%
Building 35(2), Unit 2	B	1.60%
Building 35(2), Unit 3	C	1.60%
Building 35(2), Unit 4	D	1.42%
Building 35(1), Unit 1	A	1.64%
Building 35(1), Unit 2	B	1.60%
Building 35(1), Unit 3	C	1.60%
Building 35(1), Unit 4	D	1.42%
Building 34(1), Unit 1	A	1.63%
Building 34(1), Unit 2	B	1.60%
Building 34(1), Unit 3	C	1.60%
Building 34(1), Unit 4	D	1.42%
Building 34(2), Unit 1	A	1.63%
Building 34(2), Unit 2	B	1.60%
Building 34(2), Unit 3	C	1.60%
Building 34(2), Unit 4	D	1.42%
Building 33(1), Unit 1	A	1.63%
Building 33(1), Unit 2	B	1.60%
Building 33(1), Unit 3	C	1.60%
Building 33(1), Unit 4	D	1.42%
Building 33(2), Unit 1	A	1.63%
Building 33(2), Unit 2	B	1.60%
Building 33(2), Unit 3	C	1.60%
Building 33(2), Unit 4	D	1.42%
Building 32(1), Unit 1	A	1.63%
Building 32(1), Unit 2	B	1.60%
Building 32(1), Unit 3	C	1.60%
Building 32(1), Unit 4	D	1.42%

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EXHIBIT "C"
LIST OF UNITS AND PERCENTAGE
INTEREST IN THE COMMON ELEMENTS

Building 32(2), Unit 1	A	1.63%
Building 32(2), Unit 2	B	1.60%
Building 32(3), Unit 3	C	1.60%
Building 32(4), Unit 4	D	1.42%

Total: 100.00%

EXHIBIT "D" TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
FAIRWAY GREENS AT ANTIOCH GOLF CLUB CONDOMINIUMS

an Illinois Not-for-Profit Corporation

ARTICLE I

Name of Corporation

The name of this corporation is FAIRWAY GREENS AT ANTIOCH GOLF CLUB CONDOMINIUMS.

ARTICLE II

Purpose and Powers,

1. Purposes. The purposes of this Association are to act on behalf of its members collectively, as its governing body for civic functions and other purposes, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property and for the promotion of the health, safety and welfare of the members of the Association, all on a not-for-profit basis. These By-Laws are attached as Exhibit "D" to the Declaration of Condominium Ownership for Fairway Greens at Antioch Golf Club ("Declaration"). All terms used herein shall have the meanings set forth in the Declaration.

2. Powers. The Association shall have and exercise all powers as are now or may hereafter be granted by the General Not-for-Profit Corporation Act of the State of Illinois, the Act, the Declaration and these By-Laws.

3. Personal Application. All present or future Owners, tenants, and their agents and employees, and any other person that might use the facilities of the Condominium Property in any manner, shall be subject to the provisions of the Declaration and these By-Laws. The mere acquisition or rental of a Dwelling Unit or the mere act of occupancy of a Dwelling Unit will signify that the Declaration and these By-Laws are accepted, ratified and will be complied with. In the event of a conflict between these By-Laws and the Declaration, the Declaration shall control.

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ARTICLE III

Offices

1. Registered Office. The Association shall have and continuously maintain in this state a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time designate.

2. Principal Office. The Association's principal office shall be maintained on the Property and shall be a separate office from the Registered Office as designated by the Board.

ARTICLE IV

Meetings of Members

1. Board of Managers; Association. The direction and administration of the Property shall be vested in a Board of Managers (hereinbefore and hereinafter sometimes referred to as "Board"), consisting of seven (7) persons who shall be elected in the manner hereinafter provided. The Board shall consist of three (3) persons until the initial meeting of the Voting Members and shall automatically increase to seven (7) Voting Members at that time. The Unit Owners, as described in the Declaration and these By-Laws, hereinafter mentioned, acting collectively through the board, shall be known as FAIRWAY GREENS AT ANTIOCH GOLF CLUB CONDOMINIUM ASSOCIATION, a not-for-profit corporation organized under the laws of the State of Illinois (herein called the "Association"). The provisions of these Articles shall constitute the initial and basic By-Laws of the Board and/or Association, as referred to in the Act. Each member of the Board shall be one (1) of the Unit Owners; provided, however, that in the event a Unit Owner is a corporation, partnership, trust or other legal entity other than a natural person or persons, then any director, officer or employee of such corporation, partner of such partnership, individual trustee or beneficiary of such trust, or manager of such other legal entity, shall be eligible to serve as a member of the Board. Every Unit Owner, upon becoming an Owner of a Unit or Units, shall be a member of the Association and shall remain a member of said Association until such time as his Ownership ceases, at which time the new Owner thereof shall become a member of the Association. There shall be only one (1) class of membership in the Association. The Association may issue certificates to evidence membership therein.

2. Time for Election of Initial Board of Managers. The initial meeting of the Voting Members shall be held upon not less than twenty-one (21) days written notice given by the Developer, but in any event, the initial meeting of the Voting Members shall be held not later than sixty (60) days after a conveyance by the Developer of seventy-five percent (75%) of the Units or three (3) years after the recording of this Declaration, whichever is earlier; provided, however, the words "seventy-five percent (75%) of the Units" as used in the preceding clause of this sentence shall mean seventy-five percent (75%) of the sum of the Units listed on Exhibit "C" attached hereto, including any amendments to Exhibit "C" by reason of the provisions of Article IX of the Declaration.

3. Administration of Property Prior to Election of Initial Board of Managers. Until the election of the initial Board, the same rights, titles, powers, privileges, trusts, duties and obligations vested in or imposed upon the Board of Managers by the Act, and in the Declaration and By-Laws, shall be held and performed by the Developer. If the initial Board is not elected by the Unit Owners at the time so established, the Developer shall continue in office for a period of thirty (30) days, whereupon written notice of his resignation shall be sent to all of the Unit Owners entitled to vote at such election.

Within sixty (60) days following the election of a majority of the Board, other than the Developer or its employees or agents, the Developer shall deliver to the Board:

a. All original documents as recorded or filed pertaining to the Property, its administration and the Association, such as the Declaration, By-Laws, Articles of Incorporation, other condominium instruments, annual reports, minutes and code of regulations, reports, contracts, leases or other agreements entered into by the Association. If any original documents are unavailable, a copy may be provided if certified by affidavit of the Developer, or an officer or agent of the Developer, as being a complete copy of the actual document recorded as filed.

b. A detailed accounting by the Developer setting forth the source and nature of receipts and expenditures in connection with the management, maintenance and operation of the Property and copies of all insurance policies and a list of any loans or advances to the Association which are outstanding.

c. Association funds which shall have been at all times segregated from any other monies of the Developer.

d. A schedule of all real or personal property, equipment and fixtures, if any, belonging to the Association, including documents transferring the Property, warranties, if any, for all real and personal property and equipment, deeds, title insurance policies and all tax bills.

e. A list of all litigation, administrative action and arbitrations involving the Association, any notices of governmental bodies involving actions taken or which may be taken by the Association, engineering and architectural drawings and specifications as approved by any governmental authority, all other documents filed with any other governmental authority, all governmental certificates, correspondence involving enforcement of any Association requirements, copies of any documents relating to disputes involving Unit Owners and originals of all documents relating to everything listed in this subparagraph.

f. Any contract, lease or other agreement made prior to the election of a majority of the Board of Managers, other than the Developer, by or on behalf of Unit Owners, individually or collectively, the Unit Owners' Association or the Board of Managers which extends for a period of more than two (2) years from the recording of the Declaration shall be subject to cancellation by more than one-half (1/2) of the votes of the Unit Owners, other than the Developer, cast at a special meeting of members called for that purpose during a period of ninety (90) days following expiration of the two (2) year period. At least sixty (60) days prior to the expiration of the two (2) year period, the Board of Managers or, if the Board is still under Developer control, then the Board of Managers or the Developer shall send notice to every Unit Owner notifying them of this provision, what contracts, leases and other agreements are affected and the procedure for calling a meeting of the Unit Owners for the purpose of voting on termination of such contracts, leases or other agreements. During the ninety (90) day period, the other party to the contract, lease or other agreement shall also have the right of cancellation.

4. Voting Rights of Unit Owners. There shall be only one (1) person with respect to each Unit Ownership who shall be entitled to vote at any meeting of the Unit Owners. Such person shall be known (and hereinafter referred to) as a "Voting Member". Such Voting Member may be the Owner or, if the Unit is owned by more than one (1) Owner, then one (1) of the group composed of all of the Owners of that individual Unit, or may be some person designated by such Unit Owner or Owners, as the case may be, to act as proxy (said proxy bearing the date of its execution) on his or their behalf and who need not be an Owner. Such designation shall be made in writing to the Board and shall be revocable at any time by written notice to the Board by the Owner or Owners. If, in the

case of multiple individual Owners of a Unit, no designation is given to the Board, then the Board, at its election, may recognize any individual Owner of the Unit as the Voting Member of such Unit. The total number of votes of all Voting Members, in the aggregate, from time to time, shall be one hundred (100) and each Owner or group of Owners of one (1) Unit (if owned by more than one (1) Owner) shall have a vote equal to the total percentage of ownership in the Common Elements of that Unit as set forth in Exhibit "C", which Exhibit "C" may be amended from time to time by Declarant as provided in the Declaration. The Declarant may exercise the voting rights with respect to any Unit owned by the Declarant.

5. Meetings.

a. Quorum; Procedure. As to members, the presence, in person or by proxy, at any meeting of the Voting Members (without regard to their number) having at least twenty percent (20%) of the total votes, shall constitute a quorum. If a quorum is not present at any meeting, a majority of the members present may adjourn the meeting from time to time. Unless otherwise expressly provided herein, any action may be taken at any meeting of the Voting Members at which a quorum is present upon the affirmative vote of the Voting Members having a majority of the total votes present at such meeting. For purposes of election of the Board of Managers, in the event of a resale of a condominium Unit, the purchaser of a Unit from a seller other than the Developer pursuant to an installment contract for purchase, shall, during such times as he or she resides in the Unit, be counted toward a quorum for purposes of election of members of the Board of Managers at any meeting of the Unit Owners called for said purpose and shall have the right to vote for the election of members of the Board of Managers and to be elected to and serve on the Board of Managers unless the seller expressly retains in writing any or all of such rights. In no event may the seller and purchaser both be counted toward a quorum, be permitted to vote for a particular office or be elected and serve on the Board. Satisfactory evidence of the installment contract shall be made available to the Association or its agents. For purposes of this subparagraph, "installment contract" shall have the same meaning as set forth in Section 1.(e) of "An Act Relating to Installment Contracts to Sell Dwelling Structures", approved August 11, 1967, as amended.

When thirty percent (30%) or fewer of the Units, by number, possess over fifty percent (50%) in the aggregate of the votes in the Association, any percentage vote of members specified in the Declaration shall require the specified percentage by number of Units rather than by percentage of interest in the Common Elements allocated to Units which would otherwise be applicable.

