

Antioch Golf Club Community Association
Special Board Meeting
February 15, 2003

Minutes:

President John Wrigley contacted all board members in person or by telephone (except Joan Fales who is out of the state).

The Antioch Golf Venture has offered to exchange their empty lots located immediately south of the number six green for all future assessments. Currently, Antioch Golf Venture is assessed \$2,000 per year. Officially, the property is:

LOT 37 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
46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
LAKE COUNTY, ILLINOIS

The Antioch Golf Venture makes this offer provided this tract of land shall remain open and unobstructed as it now is so that:

1. no improvement or building is erected on the northerly sixty (60) feet
2. no vehicles of any type are allowed to park on the northerly sixty (60) feet
3. an easement for ingress and egress for Antioch Golf Venture's adjoining property
4. an easement granting ingress and egress for the purpose of retrieving errant golf balls

The Board discussed that since the property is over 200 feet from North to South, the northern 60 feet provision would not interfere with any Antioch Golf Club Community Association future planning. And, the easement stipulations are acceptable.

The Board voted unanimously to accept Antioch Golf Venture's offer.



John Wrigley
President, Antioch Golf Club Community Association

Draft Language to be Inserted into Standard Trustee's Deed

Witnesseth, that the Grantor acting by virtue and in pursuance of the powers in them vested by said indenture, in consideration of the sum of \$10.00 to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the Grantee, all the piece of parcel of land situate in Antioch Illinois and described as follows:

LOT 37 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 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

To have and to hold the above described premises, together with all and singular hereditaments and appurtenances thereunto belonging or in anyway appertaining, unto the Grantee, its heirs and assigns, forever. Provided that this tract of land shall remain open and unobstructed as it now is so that:

- (i) no improvement or building is erected on the northerly sixty (60) feet of said tract;
- (ii) no vehicles of any type are allowed to park on the northerly sixty (60) feet of said tract;
- (iii) an easement for the use and benefit of Grantor's adjoining property and for the purpose of granting ingress and egress over and upon the lot or parcel of land herein conveyed, which said easement shall run with the land and remain in force until the same is released by the Grantor or its heirs and assigns; and
- (iv) an easement for the purpose of retrieving errant golf balls for the use and benefit of Grantor granting ingress and egress over and upon the lot or parcel of land herein conveyed, which said easement shall run with the land and remain in force until the same is released by the Grantor or its heirs and assigns.

It is agreed that should the Grantee or its assigns fail and refuse to keep said tract of land open and unobstructed as described above and as an easement for Grantor's adjoining property, and after having thirty (30) days written notice thereof requesting a compliance with the terms and conditions of paragraph five (5) of the deed, then in said event, the title to the same lot or strip of land shall revert to and become the property of Grantor, its heirs and assigns in fee simple.