

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
FAIRWAY ONE CONDOMINIUMS VI

THIS AMENDMENT TO DECLARATION made and entered into by the undersigned Champaign National Bank, as Trustee under Land Trust Number 030 876 908, Declarant, and Josef C. Hallbeck, Developer, being the sole parties having an ownership interest in all Units to which said Declaration is applicable,

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership for Fairway One Condominiums VI (Declaration) recorded in the Office of the Recorder of Deeds of Champaign County, Illinois, as Document No. 86 R_21295, on September 4, 1986, in Book "AA" at Page 63, Declarant and Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act (Act); and

WHEREAS, the Declaration reserves to all Unit owners, as provided for in Paragraph 22 of the Declaration, the right to amend the provisions of the Declaration; and

WHEREAS, Exhibit "D" to the Declaration, constituting the By-Laws (By-Laws) reserves to the Unit owners as voting members, as provided for in Article V of the By-Laws, the right to amend the provisions of the By-Laws; and

WHEREAS, the undersigned as owners of all Units included in said Declaration desire to amend the Declaration and the By-Laws as hereinafter set forth and to record the same pursuant to the Declaration and By-Laws.

NOW, THEREFORE, the undersigned do hereby amend the Declaration and By-Laws as follows:

AMENDMENT TO DECLARATION

Exhibit "A", constituting the legal description of Fairway One Condominiums VI is amended to provide as set forth on Exhibit "A" attached hereto and incorporated herein by reference.

Exhibit "B", constituting the Plat of Fairway One Condominiums VI is amended to provide as set forth on Exhibit "B" attached hereto and incorporated by reference.

AMENDMENT TO EXHIBIT "D" (By-Laws)

ARTICLE I, Members (Unit Owners) Section 1, (a) is amended to read as follows: The first annual meeting of the Unit Owners shall be called by

Declarant upon ten (10) days written notice. Such meeting shall take place on the first business day which is sixty (60) days from the date when two (2) of the Units have been conveyed by Declarant, or such earlier time as selected by Declarant and Developer.

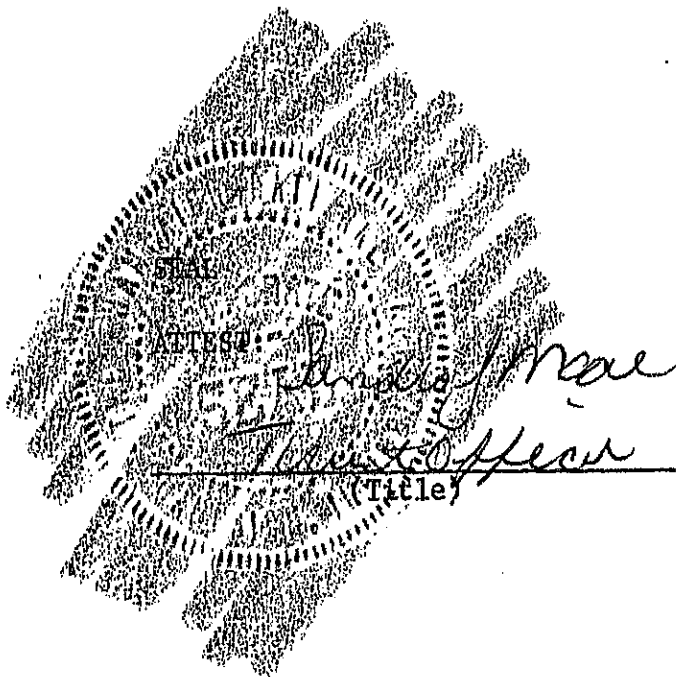
Except as expressly set forth hereinabove, the Declaration and By-Laws shall remain in full force and effect in accordance with their terms.

IN WITNESS WHEREOF, the undersigned, constituting Declarant, Developer, and as such all Unit Owners, have signed this FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR FAIRWAY ONE CONDOMINIUMS VI this 30th day of September, 1986.

See Exculpatory Clause Attached

CHAMPAIGN NATIONAL BANK, as Trustee
as aforesaid and not individually,

By: Rhea A. Lawrence
(Title) Trust Officer



"Declarant"

JOSEF C. HALLBECK

Josef C. Hallbeck
Developer

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned and Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rhea A. Lawrence and Sandra J. Moore, personally known to me to be Trust Officer and Trust Officer respectively of Champaign National Bank, Champaign, Illinois, and also known to me to be the

persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that as such officers, respectively, they signed, sealed and delivered the said instrument as the free and voluntary act of said Bank for the uses and purposes therein set

forth and that they were duly authorized to execute the same by the Board of Directors of said Bank.

Given under my hand and notarial seal this 30th day of September, 1986.

Delores A. Wilson
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned and notary public, in and for said County, in the State aforesaid, do hereby certify that Josef C. Hallbeck, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of September, 1986.

Charles L. Palmer
Notary Public

Prepared By:

Charles L. Palmer
Franklin, Flynn & Palmer
402 West Church Street
P. O. Box 1517
Champaign, IL 61820
Telephone: (217) 352-5181

EXHIBIT "A"

Legal Description of Fairway One Condominiums VI

Beginning at the Southeast corner of Lot 5 of Fairway One, Champaign County, Illinois, as recorded in Plat Book "AA" on Page 46 in the Champaign County Recorder's Office, proceed along the arc of a circular curve to the left having a radius of 50.00 feet, a chord length of 81.46 feet and a chord bearing of North 56°23'17" West for an arc length of 95.20 feet; thence proceed North 20°56'16" West along Southerly line of said Lot 5 of Fairway One, 61.26 feet; thence North 59°00'00" West along a Southerly line of said Lot 5 of Fairway One, 134.72 feet to an Easterly line of Lincolnshire Fields Country Club property; thence North 11°48'33" East along said Easterly line of Lincolnshire Fields Country Club, 127.00 feet; thence South 83°58'37" East, 172.49 feet to the Westerly Right-of-Way Line of Interstate Route 57; thence proceed Southerly along said Westerly Right-of-Way Line of Interstate Route 57, also being the East Line of said Lot 5, around the arc of a circular curve to the left having a radius of 17,328.74 feet, a chord length of 277.88 feet and a chord bearing of South 1°22'42" East for an arc length of 277.88 feet to the point of beginning, encompassing 0.832 acres, more or less; and being subject to an access easement of ingress and egress reserved to and retained by, LINCOLNSHIRE FIELDS COUNTRY CLUB OF CHAMPAIGN, INC., said access easement extending from the Easterly end of Eagle Ridge Road cul-de-sac Northerly to Lincolnshire Fields Country Club maintenance area, with said easement being located along a 20-foot wide strip adjacent and parallel to the West boundary line of Interstate Route 57.

RIDER ATTACHED TO AND MADE A PART OF THE
First Amendment To Declaration
of Condominium Ownership for DATED Sept. 30, 1986
Fairway One Condominiums, ^{VI}
UNDER TRUST NO. 030-876-908

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trust or for the purpose or with the intention of binding said Trustee personally by are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the CHAMPAIGN NATIONAL BANK on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

86R24188

STATE OF ILLINOIS

CHAMPAIGN COUNTY

Filed for record in the Recorder's Office
of said county

SEP 30 1986 -11:10 AM

Recorded in Book

AA

of Slats

on Page

72

Naomi D. Johnson

Sample

Chicago Title

56.00
1.00

57.00

Document

~~86R24188~~

TO

One Fairway Cndo VI

State of Illinois

Champaign County

The within instrument was filed
for record in the Recorder's
office of Champaign County on the
30 day of Sept.

A.D. 1986, at 11:10 clock AM.

and duly recorded in Book AA
of Plats Page 72

Recorder

Date

9-30-86

Instrument

Cndo

Consideration ☒

Description

Lt 5 Fairway One

Delivered to

Chicago
Title

5600
100
5700

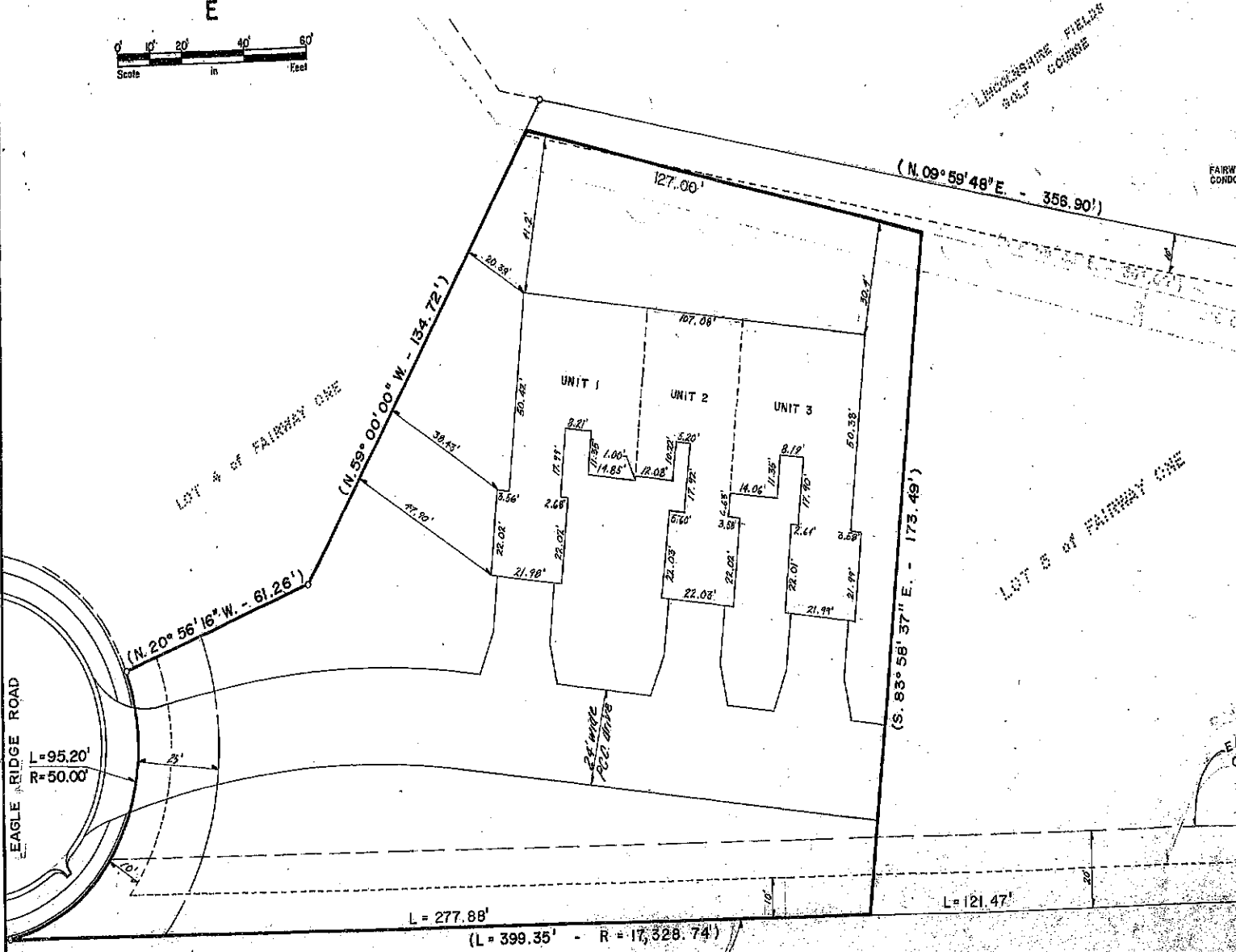
EXHIBIT 'B' TO THE DEED
OF CONDOMINIUM

FAIRWAY ONE COND

CHAMPAIGN COUNTY, ILL.



LINCOLNSHIRE FIELD
GOLF COURSE



LEGEND FOR SHTS. 1 & 2

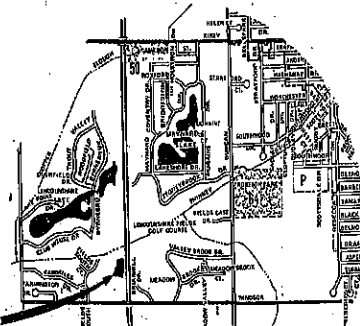
5	IRON PIN-MONUMENT FOUND
•	IRON PIN-MONUMENT SET
---	BOUNDARY OF TRACT
---	CONCRETE MONUMENT FOUND
(---)	CONCRETE MONUMENT SET
(---)	LINE OF RECORD
(---)	EASEMENT FOR UTILITIES AND/OR DRAINAGE
(---)	BOUNDARY SETBACK LINE
(---)	FLOOD
(---)	DEVELOPMENT
(---)	ELEVATION (M.S.V.D.)
(---)	TOPOGRAPHIC CHANGE
(---)	SECTION ELEVATION CHANGE

"B" TO THE DECLARATION CONDOMINIUM FOR IE CONDOMINIUMS VI

CHAMPAIGN COUNTY, ILLINOIS

LINCOLNSHIRE FIELDS
GOLF COURSE

FAIRWAY ONE
CONDOMINIUMS



19° 59' 48" E. - 356.90'

LOT 3 of FAIRWAY ONE

EASEMENT TO LINCOLNSHIRE FIELDS
COUNTRY CLUB FOR INGRESS AND
EGRESS.

L=121.47'

(S. 00° 29' 31" E. - 122.10')

(N. 89° 59' 48" E. - 142.62')

LEGEND FOR SHTS. 1 & 2

- o IRON PIN MONUMENT FOUND
- IRON PIN MONUMENT SET
- BOUNDARY OF TRACT
- CONCRETE MONUMENT FOUND
- () DIMENSION OF RECORD
- EASEMENT FOR UTILITIES AND/OR DRAINAGE
- BUILDING SETBACK LINE
- Floor FLOOR
- UL UPPER LIMIT
- Elev ELEVATION (IN FEET)
- FLOOR ELEVATION CHANGE
- CEILING ELEVATION CHANGE
- FLOOR FINISH ELEVATION

STATE OF ILLINOIS
CHAMPAIGN COUNTY
Filed for record in the County Clerk's Office
of said county

SEP 30 1986 - 11:22 AM

Recorded in Map 111-112

Surveyor's Seal

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN } S.S.

SURVEYOR'S CERTIFICATE

I, Stephen A. Kurth, being Illinois Registered Land Surveyor No. 1945, hereby certify that at the request of Josef C. Hallock of Lincolnshire Fields, Inc., Developer-Owner, I have caused a survey to be made and a plat of condominium to be drawn, under my direct supervision, of the structures located on a portion of Lot 5 of Fairway One, Champaign County Illinois, being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 of Fairway One, Champaign County, Illinois, as recorded in Plat Book "AA" on Page 46 in the Champaign County Recorder's Office, proceed along the arc of a circular curve to the left having a radius of 60.00 feet, a chord length of 81.46 feet and a chord bearing of North 56°23'17" West for an arc length of 95.20 feet; thence proceed North 20°56'16" West along a Southerly line of said Lot 5 of Fairway One, 61.25 feet; thence North 69°00'00" West along a Southerly line of said Lot 5 of Fairway One, 134.72 feet to an Easterly line of Lincolnshire Fields Country Club property; thence North 11°48'33" East along said Easterly line of Lincolnshire Fields Country Club, 127.00 feet; thence South 83°58'37" East, 173.49 feet to the Westerly Right-of-Way line of Interstate Route 57; thence proceed Southerly along said Westerly Right-of-Way line of Interstate Route 57, also being the East line of said Lot 5, around the arc of a circular curve to the left having a radius of 17,328.74 feet, a chord length of 277.88 feet and a chord bearing of South 1°22'42" East for an arc length of 277.88 feet to the point of beginning, encompassing 0.832 acres, more or less; and being, subject to an access easement of ingress and egress reserved to and retained by LINCOLNSHIRE FIELDS COUNTRY CLUB OF CHAMPAIGN, INC., said access easement extending from the Easterly end of Eagle Ridge Road cul-de-sac Northerly to the Lincolnshire Fields Country Club maintenance area, with said easement being located along a 20-foot wide strip adjacent and parallel to the West boundary line of Interstate Route 57.

For said Owner who desires to facilitate the sale of said tracts and structures by complying with the "Condominium Property Act" which said plat to which this certificate is attached particularly sets forth and describes all Units, Common Elements, Limited Common Elements, and other spaces, etc., of said Condominiums and have numbered and lettered the Units which numbers and letters are shown in larger size on said Plat and have stated the dimensions of said Units horizontally in feet and decimals of feet and vertically by "Elevations Based on National Geodetic Vertical Datum of 1929".

further certify as follows:

1. The structures lie wholly within the boundary of the tract of land described above.
2. The horizontal unit measurements are basically from inside face to face of studs.
3. The upper limit of unit elevation is the bottom of the ceiling drywall.
4. The lower limit of unit elevation is the surface of the subfloor, except in the case of garages where it is the top of the concrete garage floor.
5. I have made no separate search of the records for all easements, covenants, servitudes or other encumbrances on the above described tract of land.
6. All utility service lines are not shown.

Signed and sealed at Champaign, Illinois, this 29th day of September, 1986.

Stephen A. Kurth
Stephen A. Kurth
Illinois Registered Land Surveyor
No. 1945
Champaign, Illinois



5824188

Altech Corp.

FAIRWAY ONE CONDOMINIUMS

UNIT 1201

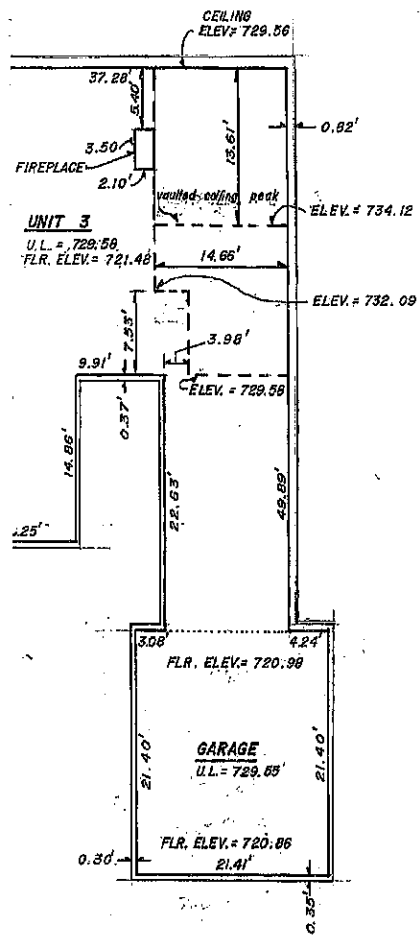
OWNER: JOSEF C. HALLOCK

DEVELOPER: LINCOLNSHIRE FIELDS, INC.

CONDOMINIUM PLAN NO. 111-112

RECORDING DATE: SEP 30 1986

RECORDING OFFICE: CHAMPAIGN COUNTY CLERK



CONSULTING ENGINEERS, INC.

GARWAY ONE CORPORATION	
DATE: 7/1/01	PROJECT: 101
DESIGN: J. J. J.	
BY: J. J. J.	
SCALE: 1/4" = 1'-0"	

STATE OF ILLINOIS)
 County of Champaign) SS.

I, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify That
ELIZABETH L. DURST, A Widow,
 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared
 before me this day in person, and acknowledged that (he/she/they) signed, sealed and delivered the said instrument as
 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal, this 22nd day of October, 19 87



Barbara J. Matthews
 My Commission Expires August 28, 1991

Deed Prepared by <u>Barbara J. Matthews</u> Tax Bill To:		After Recording Return To:
Phebus, Tunnison, Bryan & Knox 136 W. Main St., P.O. Box 1008 Urbana, IL 61801	Elizabeth L. Durst Trust c/o First Busey Trust P. O. Box 69 Urbana, IL 61801	First Busey Trust & Investment Co. P.O. Box 69 Urbana, IL 61801 ATTN: GLEN C. PAINE
Exempt under provisions of Paragraph <u>(e)</u> , Section 4, Real Estate Transfer Tax Act.		
Date <u>October 22nd</u> , 1987	Signature <u>[Signature]</u> Buyer, Seller or Representative	

