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ADAMS COUNTY ABSTRACT & TITLE CO.

22391

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF ABBEY RIDGE CONDOMINIUMS

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM PROPERTY ACT**

ABBEY RIDGE CONDOMINIUMS

Pursuant to the Illinois Condominium Property Act, as amended, we, the undersigned, representing not less than two-thirds (2/3rds) of the owners, hereby amend the Abbey Ridge Condominiums Declaration of Condominium Pursuant to the Condominium Property Act dated December 26, 1995, recorded in the Office of the Adams County Recorder in Book 91 of Miscellaneous, beginning at Page 1163, as amended by First Amendment to Declaration of Condominium dated August 28, 1998, recorded in the Office of the Adams County Recorder in Book 92 of Miscellaneous, beginning at Page 1401, as follows:

AMENDMENTS

1. **DEVELOPER**: From and after the effective date of these amendments, the term "Developer" shall mean and refer to Brian T. Schuette, or his designee or his successors and assigns, rather than Robert J. Lansing and Marcia S. Lansing.

2. **PARAGRAPH 7 (SALE OR OTHER ALIENATION)**: Paragraph 7 is amended by adding the following:

Q. The Developer has separately granted a right of first refusal and option to Abbey Ridge Condominiums of Quincy, Inc., with respect to undeveloped or incomplete Buildings or Units. This right and option shall not apply with respect to any Unit that is hereafter completed and sold by Developer to a third party. This right and option also ceases to apply, in all events, six (6) months following the last date to add, construct, or complete Buildings or Units specified in paragraph 13(A), as amended.

3. **PARAGRAPH 13 (OTHER BUILDINGS)**: Paragraph 13(A) and 13(B) are deleted and the following substituted in lieu thereof:

13. OTHER BUILDINGS:

A. Developer shall have the right, from time to time, until December 31, 2009, to add, construct or complete, and thereafter to retain, sell, transfer or release additional Units. The maximum number of Unit Groupings will be five (5) (which is three (3) in addition to the two (2) Unit Groupings now present) and the maximum number of Units in each Unit Group will be six (6) Units. An amended Declaration shall be made as to each added Unit Grouping or Unit. Each amended Declaration shall delineate the additional Units. A majority of the then Unit Owners (other

than Developer) may extend the time for completion by up to two (2) additional years.

B. Any additional Buildings and Units which are made a part of the Property pursuant to this Paragraph 13 shall be compatible with and substantially the same in style, materials, size and construction as the Units currently located on the Property. Upon the substantial completion of a Unit, even if not sold to a third party, the Developer shall be obligated to pay condominium fees or charges with respect to the Unit in like manner as owners of Units effective from and after such substantial completion.

EFFECTIVE DATE

The Amendments are effective immediately upon the recording of a deed whereby any interest of Robert J. Lansing and/or Marcia S. Lansing is transferred to Brian T. Schuette. However, if such transfer and recording shall not take place within six (6) months of the date of this Second Amendment, this Second Amendment shall be of no force and effect.