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Adams County Abstract

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
OF ABBEY RIDGE CONDOMINIUMS

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

ABBHEY RIDGE CONDOMINIUMS

Pursuant to the Illinois Condominium Property Act, as amended, we, the undersigned, representing one hundred percent (100%) 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 amended by Second Amendment to Declaration of Condominium dated December 19, 2006, 1998, recorded in the Office of the Adams County Recorder in Book 706 of Miscellaneous beginning at Page 13414, as follows:

AMENDMENTS

1. **UNIT GROUPING**: From and after the effective date of these amendments, the definition of the term "Unit Grouping," in section 1.W. of the declarations, shall be revised as follows:
W. Unit Grouping: The Units located in a separate building. The number of Units in a Unit Grouping is a maximum of six (6), and there are five (5) Unit Groupings.
2. **EXHIBIT A**: Exhibit A is hereby amended to identify the new property boundary following the sale of 0.08 acres from the southeast corner of the property by the previous Developer. The amended Legal Description is attached hereto as Exhibit A.
3. **EXHIBIT B**: Exhibit B is hereby amended to remove Units 3906, 3908, 3966, 3968, 3986, and 3988 and to change the Percentage of Ownership Interest in Common Elements for Units 3902, 3904, 3910, 3912, 3962, 3964, 3970, 3972, 3982, 3984, 3990, and 3992. See amended Exhibit B attached hereto.
4. **EXHIBIT D**: Exhibit D is amended to incorporate the new Unit Grouping including Units 3902, 3904, 3910, and 3912 and to identify the proposed future construction of Unit Groupings for Units 3962, 3964, 3970, 3972, 3982, 3984, 3990, and 3992. Amended Exhibit D also includes the amended legal description and property boundary. See amended Exhibit D attached hereto.

EFFECTIVE DATE

The Amendments are effective immediately upon recording of this Amendment 3.

EXHIBIT A
TO DECLARATION OF CONDOMINIUMS
ABBAY RIDGE CONDOMINIUMS
LEGAL DESCRIPTION

A part of the Northwest quarter of Section 32 in Township 1 South of the Baseline and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows:

Beginning at the northwest corner of Nottingham Third Addition, a subdivision of a part of the Northwest quarter of said Section Thirty-two (32) recorded in Book 14 of Plats at Page 1136 in the Office of the Adams County Recorder of Deeds, said point being a point on the south line of the North Seven Hundred Twenty-three (723) feet of the Southeast quarter of said Northwest quarter, a record North 00 degrees 02 minutes 05 seconds East Six Hundred Eleven and Eight Hundredths (611.08) feet and South 89 degrees 50 minutes 55 seconds West Nine Hundred Sixty-four and Twenty-five Hundredths (964.25) feet from the center of said Section Thirty-two (32), thence from said point of beginning South 13 degrees 43 minutes 22 seconds East along the west line of said Nottingham Third Addition a distance of One Hundred Seventy-four and Eighty-eight Hundredths (174.88) feet, thence along said West line following a circular arc to the left having a central angle of 90 degrees, a radius of twenty (20) feet, and a chord of Twenty-eight and Twenty-eight Hundredths (28.28) feet, a distance along said arc of Thirty-one and Forty-two Hundredths (31.42) feet, thence South 00 degrees 09 minutes 04 seconds East along said West line and the boundary of Nottingham First Addition a distance of Two Hundred Thirty-eight and Ninety-four hundredths feet to the northeast corner of a tract described in Book 529 at Page 2587 in said Recorder's Office, thence South 89 degrees 53 minutes 08 seconds West on the North line of said tract One Hundred Thirty-five and Forty-six Hundredths (135.46) feet, thence South 0 degrees 01 minutes 20 seconds East on the West line of said tract Twenty-six and Fifteen Hundredths (26.15) feet to the North line of Block Three of Nottingham First Addition, a subdivision of a part of said Northwest quarter recorded in Book 14 of Plats at Page 808 in said Recorder's Office, thence South 89 degrees 50 minutes 56 seconds West along the North line of said Block Three a distance of One Hundred Sixty-four and Seventy-seven Hundredths (164.77) feet to a point on the east right of way line of 39th Street, thence North 00 degrees 14 minutes 42 seconds West along said East line a distance of Five Hundred Fifty-nine (559.00) feet to a point on the aforesaid South line of the North Seven Hundred Twenty-threes (723) feet of the Southeast quarter of said Northwest quarter, thence North 89 degrees 50 minutes 56 seconds East along said South line a distance of Two Hundred Eighty (280.00) feet to the point of beginning, containing 3.06 acres, more or less.

EXHIBIT B

TO DECLARATION OF CONDOMINIUMS
ABBAY RIDGE CONDOMINIUMS

Unit	Percentage of Ownership Interest in Common Elements
3902	4-1/6%
3904	4-1/6%
3910	4-1/6%
3912	4-1/6%
3922	4-1/6%
3924	4-1/6%
3926	4-1/6%
3928	4-1/6%
3930	4-1/6%
3932	4-1/6%
3942	4-1/6%
3944	4-1/6%
3946	4-1/6%
3948	4-1/6%
3950	4-1/6%
3952	4-1/6%
3962	4-1/6%
3964	4-1/6%
3970	4-1/6%
3972	4-1/6%
3982	4-1/6%
3984	4-1/6%
3990	4-1/6%
3992	4-1/6%

