



Adams County Clerk/Recorder
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State Surcharge Pd 10/31/2007:
\$10.00

Authorized By: *Margie Adams*

Date Recorded: 10/31/2007 10:52:10 AM



Adams County Abstract

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF ABBEY RIDGE CONDOMINIUMS**

**FOURTH 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 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 amended by Third Amendment to Declaration of Condominium dated May 29, 2007, recorded in the Office of the Adams County Recorder in Book 707 of Miscellaneous beginning at Page 5391, 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 six (6) Unit Groupings.
2. **EXHIBIT A**: Exhibit A is hereby amended to identify the new property boundary following the inclusion of Units 3978 and 3980 onto the property. The amended legal description is attached hereto as Exhibit A. Further, the owners hereby grant the new Units access over the common elements of the property, and all other rights pursuant to the Declarations.
3. **EXHIBIT B**: Exhibit B is hereby amended to add units 3980 and 3978 and to change percentage of ownership interest in common elements for all units. See amended Exhibit B attached hereto.
4. **EXHIBIT D**: Exhibit D is amended to incorporate the new Unit Groupings including Units 3982, 3984, 3990, 3992, and Units 3978 and 3980. 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 4.

EXHIBIT A
TO DECLARATION OF CONDOMINIUMS
ABBAY RIDGE CONDOMINIUMS
LEGAL DESCRIPTION

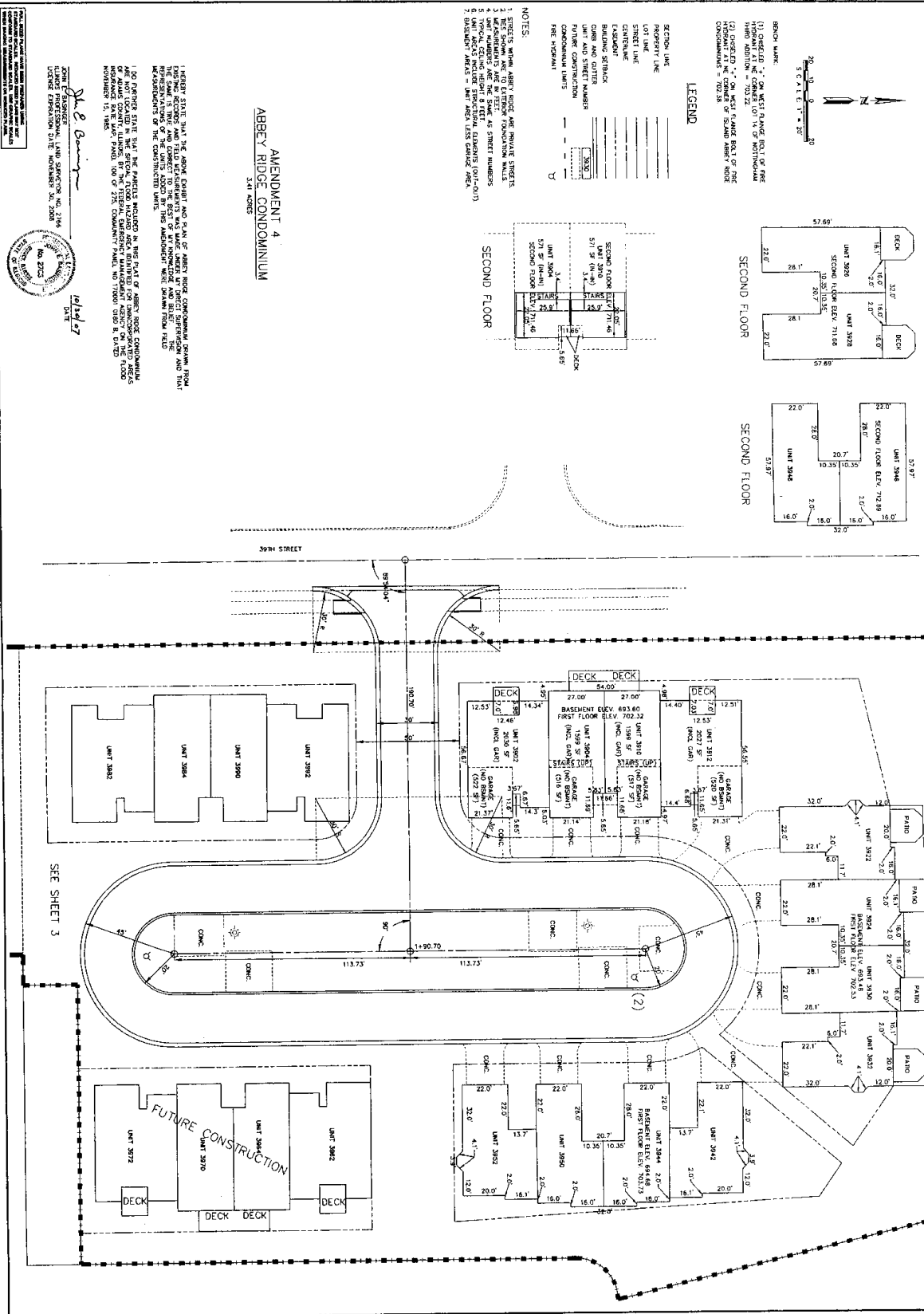
A part of the Northwest Quarter of Section Thirty-two (32) in Township One (1) South of the Base Line and in Range Eight (8) West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows:

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 723 feet of the Southeast Quarter of said Northwest Quarter, a record North 00° 02' 05" East 611.08 feet and South 89° 50' 55" West 964.25 feet from the center of said Section Thirty-two (32); thence from said point of beginning South 13° 43' 22" East along the West line of said Nottingham Third Addition a distance of 174.88 feet; thence along said West line following a non-tangential circular arc to the left having a central angle of 90° 00' 00", a radius of 20 feet, and a chord of 28.28 feet, a distance along said arc of 31.42 feet, thence South 00° 09' 04" East along said West line and the West line of West Abbey Ridge, as street in said subdivision, a distance of 239.00 feet to a point 26.00 feet from the Northeast corner of Block Three (3) in Nottingham First Addition, a subdivision of a part of said Northwest Quarter recorded in Book 14 of Plats at Page 808, said point also being the Northeast corner of Tract II as described in Book 529 at Page 2588 in said Recorder's Office; thence South 89° 50' 56" West on the North line of said Tract II and parallel with the North line of said Block Three (3) a distance of 135.51 feet; thence South 00° 09' 04" East on the West line of said tract and parallel with the West line of said West Abbey Ridge a distance of 26.00 feet to the North line of said Block Three (3); thence South 89° 50' 56" West along the North line of said Block Three (3) a distance of 14.97 feet to the West line of Tract I as described in Book 529 of Deeds at Page 2588 in said Recorder's Office; thence South 00° 09' 04" East on said West line and parallel with the West line of said West Abbey Ridge a distance of 104.00 feet to the South line of said Block Three (3), said South line also being the North line of Marian Drive, a street in said Nottingham First Addition; thence South 89° 50' 56" West on the North line of Marian Drive 129.67 feet; thence along said North line following a circular arc to the right having a central angle of 89° 54' 22", a radius of 20 feet, and a chord of 28.31 feet, a distance along said arc of 31.38 feet to a point on the East right of way line of 39th Street; thence North 00° 14' 42" West along said East line a distance of 539.03 feet to a point on the aforesaid South line of the North 723 feet of the Southeast Quarter of said Northwest Quarter; thence North 89° 50' 56" East along said South line a distance of 280.00 feet to the point of beginning, containing 3.41 acres, more or less.

EXHIBIT B**TO DECLARATION OF CONDOMINIUMS
ABBAY RIDGE CONDOMINIUMS**

Unit	Percentage of Ownership Interest in Common Elements
3902	3.846%
3904	3.846%
3910	3.846%
3912	3.846%
3922	3.846%
3924	3.846%
3926	3.846%
3928	3.846%
3930	3.846%
3932	3.846%
3942	3.846%
3944	3.846%
3946	3.846%
3948	3.846%
3950	3.846%
3952	3.846%
3962	3.846%
3964	3.846%
3970	3.846%
3972	3.846%
3982	3.846%
3984	3.846%
3990	3.846%
3992	3.846%
3978	3.846%
3980	3.846%

EXHIBIT D



LEGEND

- SECTION LINE
- PROPERTY LINE
- LOT LINE
- STREET LINE
- EXISTING
- BUILDING STRUCTURE
- CURB AND GUTTER
- UNIT AND STREET NUMBER
- CONDOMINIUM LIMITS
- FIRE HYDRANT

NOTES:

1. EXISTING WITHIN ABNEY DRIVE AND FRONT STREET.
2. THE SHOWN ARE TO EXISTING FOUNDATION WALLS.
3. THE SHOWN ARE TO EXISTING FOUNDATION WALLS.
4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.
5. TYPICAL CEILING HEIGHTS ARE 8 FEET 6 INCHES (OUT-DOOR).
6. TYPICAL CEILING HEIGHTS ARE 8 FEET 6 INCHES (OUT-DOOR).
7. BASEMENT AREAS = UNIT AREAS LESS GARAGE AREA.

AMENDMENT 4
ABBAY RIDGE CONDOMINIUM
3.41 ACRES

I HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF ABBAY RIDGE CONDOMINIUM DRAWN FROM THE RECORDS AND SUBJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS THE TRUE AND CORRECT REPRESENTATION OF THE UNITS, COMMON AREAS AND OTHER REPRESENTATIONS OF THE CONDOMINIUM AS SHOWN FROM THE FIELD.

I DO HEREBY STATE THAT THE PARCELS INCLUDED IN THIS PLAN OF ABBAY RIDGE CONDOMINIUM ARE THE SAME AS THOSE SHOWN ON THE PLAN OF ABBAY RIDGE CONDOMINIUM AS SHOWN ON THE RECORDS AND SUBJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 10/27/14

Brian Schuette
BRIAN SCHUETTE
LICENSED PROFESSIONAL LAND SURVEYOR, NO. 2986
STATE OF MARYLAND
DATE: 10/27/14



KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors

618 Park View Blvd., Quincy, IL 61705-2800
100 N. Park Street, Springfield, IL 62761-1800
100 N. Park Street, Suite 100, Springfield, IL 62761-1800
100 N. Park Street, Suite 100, Springfield, IL 62761-1800

PH: 217-255-2800 FAX: 217-255-2800
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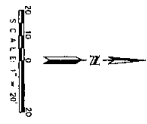
DESIGNED	DRAWN	DATE	REVISION DESCRIPTION	DATE

PROJECT NO. 04-8773 FILE NAME: 08027802 SCALE: 1" = 20' FULL SCALE DRAWING: 34" x 36"

AMENDMENT 4
ABBAY RIDGE CONDOMINIUM
EXHIBIT D - DETAILS
BRIAN SCHUETTE, BUILDER

2 OF 3

BOOK 7077



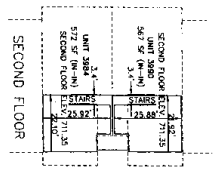
BEACH MARK:
 (1) CHANGED 4" ON WEST FLANGE BOX OF FIRE
 THIRD ADDITION = 703.72
 (2) CHANGED 4" ON WEST FLANGE BOX OF FIRE
 CONDUIT = 703.72

LEGEND

- SECTION LINE
- PROPERTY LINE
- LOT LINE
- STREET LINE
- EXTENSION
- BUILDING SETBACK
- ORING AND GUTTER
- UNIT AND STREET NUMBER
- CONDOMINIUM UNITS
- FIRE MOUNTANT

NOTES

1. ALL UNITS SHALL BE BUILT TO MEET ALL CITY CODES.
2. THE SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
3. ALL UNITS SHALL BE BUILT TO MEET ALL CITY CODES.
4. THESE UNITS ARE TO BE BUILT TO MEET ALL CITY CODES.
5. THESE UNITS ARE TO BE BUILT TO MEET ALL CITY CODES.
6. THESE UNITS ARE TO BE BUILT TO MEET ALL CITY CODES.
7. BOLDLINE AREAS = UNIT AREA LESS CHANGE AREA.

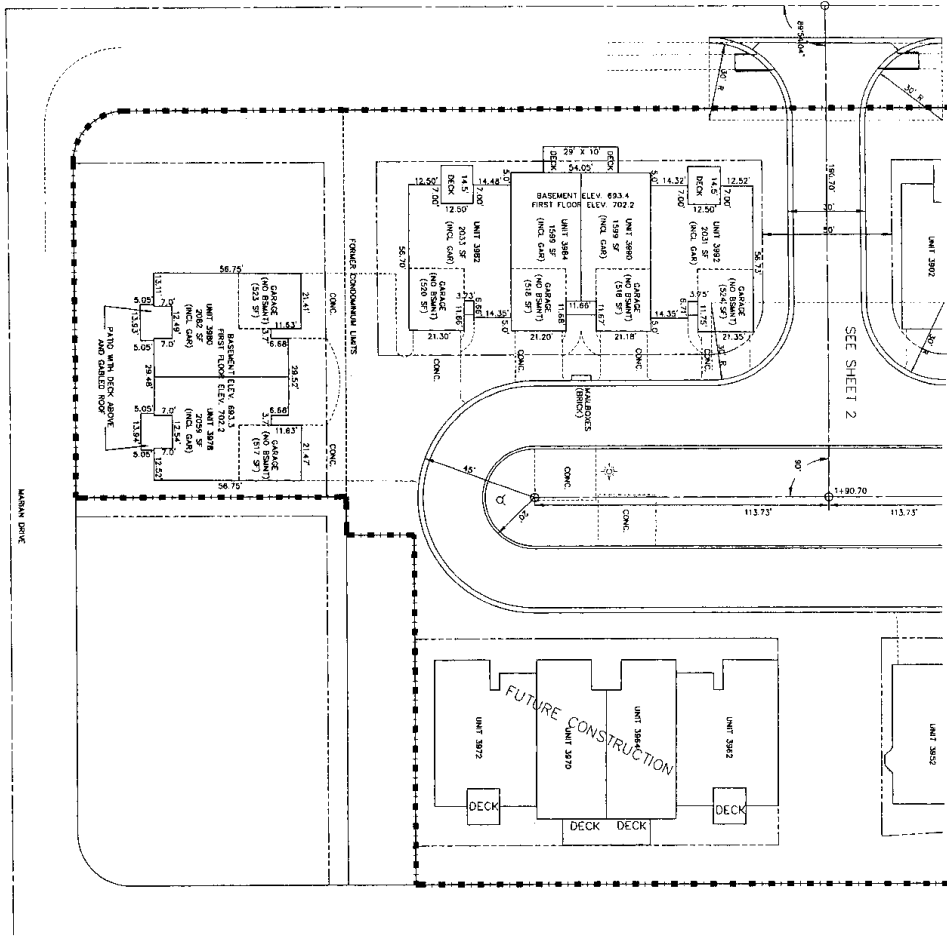


AMENDMENT 4
ABBEY RIDGE CONDOMINIUM
 3.41 ACRES

I, HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF ABBEY RIDGE CONDOMINIUM DRAWN FROM EXISTING RECORDS AND FIELD SURVEYING WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT REPRESENTATIONS OF THE UNITS MADE BY THIS AMENDMENT WERE DRAWN FROM FIELD MEASUREMENTS OF THE CONDOMINIUM UNITS.

I DO HEREBY STATE THAT THE PARCELS INCLUDED IN THIS PLAN OF ABBEY RIDGE CONDOMINIUM OF HANCOCK COUNTY, MARYLAND, BY THE FEDERAL EMBASSY MANAGEMENT AGENCY ON THE FLOOR RECORDS DATE MAP, FRAME 100 OF 272, COMMUNITY PANEL, NO 77000 0801 B, DATED NOVEMBER 13, 1988.

Professional Engineer Seal
 Brian Schuette
 License No. 112317
 State of Maryland
 Mechanical Engineering



AMENDMENT 4		DESIGNED		DRAWN		FIELD BOOK		CHECKED		DATE	
3 of 3		BRIAN SCHUETTE		BRIAN SCHUETTE		BRIAN SCHUETTE		BRIAN SCHUETTE		11/23/17	

KLINGNER & ASSOCIATES, P.C.
 Engineers · Architects · Surveyors
 11111 Park Drive Road, Huntree, MD 21086
 11111 Park Drive Road, Huntree, MD 21086
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11/23/17 11:49:59 AM