



8 0 8 4 0 0 0
Tx:4058836

2015R-07757
CHUCK R. VENVERTLOH
ADAMS COUNTY CLERK/RECORDER
ADAMS COUNTY, ILLINOIS
RECORDED ON
09/24/2015 10:05 AM
REC FEE: 20.00
GIS RECORDER FEE: 1.00
GIS COUNTY FEE: 19.00
RHSP HOUSING FEE: 9.00
ELECTRONICALLY RETURNED

ADAMS COUNTY ABSTRACT & TITLE CO.

32234

PIN 23-3-1486-029-00

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM
PROPERTY ACT FOR
DESTINY COURT CONDOMINIUMS PHASE 2**

This Second Amendment to Declaration of Condominium for Destiny Court Condominiums Phase 2 is made and published on this 14th day of September, 2015, by Tom Stupavsky Construction, Inc., an Illinois corporation, the Owner and Developer (hereinafter "Developer").

WITNESSETH:

WHEREAS, Developer filed the original Declaration of Condominium Pursuant to the Condominium Property Act for Destiny Court Condominiums Phase 2 (hereinafter "original Declaration") dated February 7, 2013, recorded on March 4, 2013 as Document No. 2013R-02220 with the Adams County, Illinois Clerk/Recorder, involving certain real estate described on the attached "**Exhibit A**" located in Quincy, Adams County, Illinois; and

WHEREAS, in the original Declaration at ¶3, the Plat of Condominium development (consisting of three (3) pages and referred to as "**Exhibit B-1**") (hereinafter "original Plat"), was incorporated by reference; and said original Plat was recorded on February 26, 2013 as Document No. 2013R-02082 with the Adams County, Illinois Clerk/Recorder; and

WHEREAS, the six (6) Units of the Condominium development were referred to as "Units 12, 13, 14, 15, 16 and 17" respectively in the original Plat, however, said Units were referred to as "Units 1, 2, 3, 4, 5 and 6" respectively in "**Exhibit C**" of the original Declaration; further, the original "**Exhibit C**" to the original Declaration should be amended for clarity purposes to reflect the actual lot designations used in previous conveyances and in the conveyances to take place in the future; and

WHEREAS, Developer has now completed Unit 16 a/k/a 2501 Destiny Court East and Unit 17 a/k/a 2503 Destiny Court East of the Condominium development, as referred to in the “**Exhibit C**” annexed hereto and made a part hereof; and Developer must amend the original Plat pursuant to the Condominium Property Act; and

WHEREAS, this Second Amendment is authorized and made pursuant to ¶21 of the original Declaration and §5 of the Condominium Property Act of Illinois (765 ILCS 605/5).

NOW, THEREFORE, pursuant to the aforesaid ¶21 of the original Declaration and §5 of the Condominium Property Act, Developer amends the aforesaid original Declaration as follows:

1. **Description of Units.** ¶3 of the original Declaration is amended by annexing hereto the Plat attached and referred to as “**Exhibit B Plan Amendment 2**”, consisting of three (3) pages, which has been recorded with the Adams County, Illinois Clerk/Recorder on September 11, 2015 bearing document no. 2015R-07340.

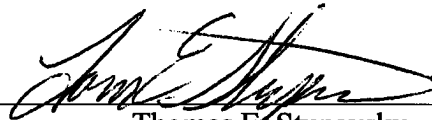
2. The original “**Exhibit C**” to the original Declaration is hereby amended by the “**Exhibit C**” annexed hereto, incorporated herein by reference and made a part hereof and referred to as the “Percentage of Ownership Interest in the Common Elements and the Lot Designation for Destiny Court Condominiums Phase 2.”

3. **Ratification.** In all other respects, the original Declaration is confirmed and ratified.

IN WITNESS WHEREOF, the said Tom Stupavsky Construction, Inc., as the Owner and Developer aforesaid, has executed this Second Amendment to Declaration of Condominium by its President, Thomas E. Stupavsky, on the day and year first above written.

Tom Stupavsky Construction, Inc., Owner and Developer

By _____



Thomas E. Stupavsky
President

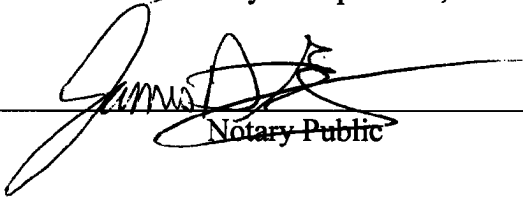
STATE OF ILLINOIS)
) ss.
COUNTY OF ADAMS)

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that Thomas E. Stupavsky, personally known to me to be the same person whose name is subscribed to the foregoing Second Amendment to Declaration of Condominium, and personally known to me to be the President of Tom Stupavsky Construction, Inc., an

Illinois corporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of Tom Stupavsky Construction, Inc., for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ^{23rd} 14th day of September, 2015.




Notary Public

Document Prepared By and Return To:

James L. Palmer, Esq.
Scholz, Loos, Palmer, Siebers & Duesterhaus LLP
625 Vermont Street
Quincy, IL 62301
217/223-3444
217/223-3450 (FAX)
© Copyright 2009

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

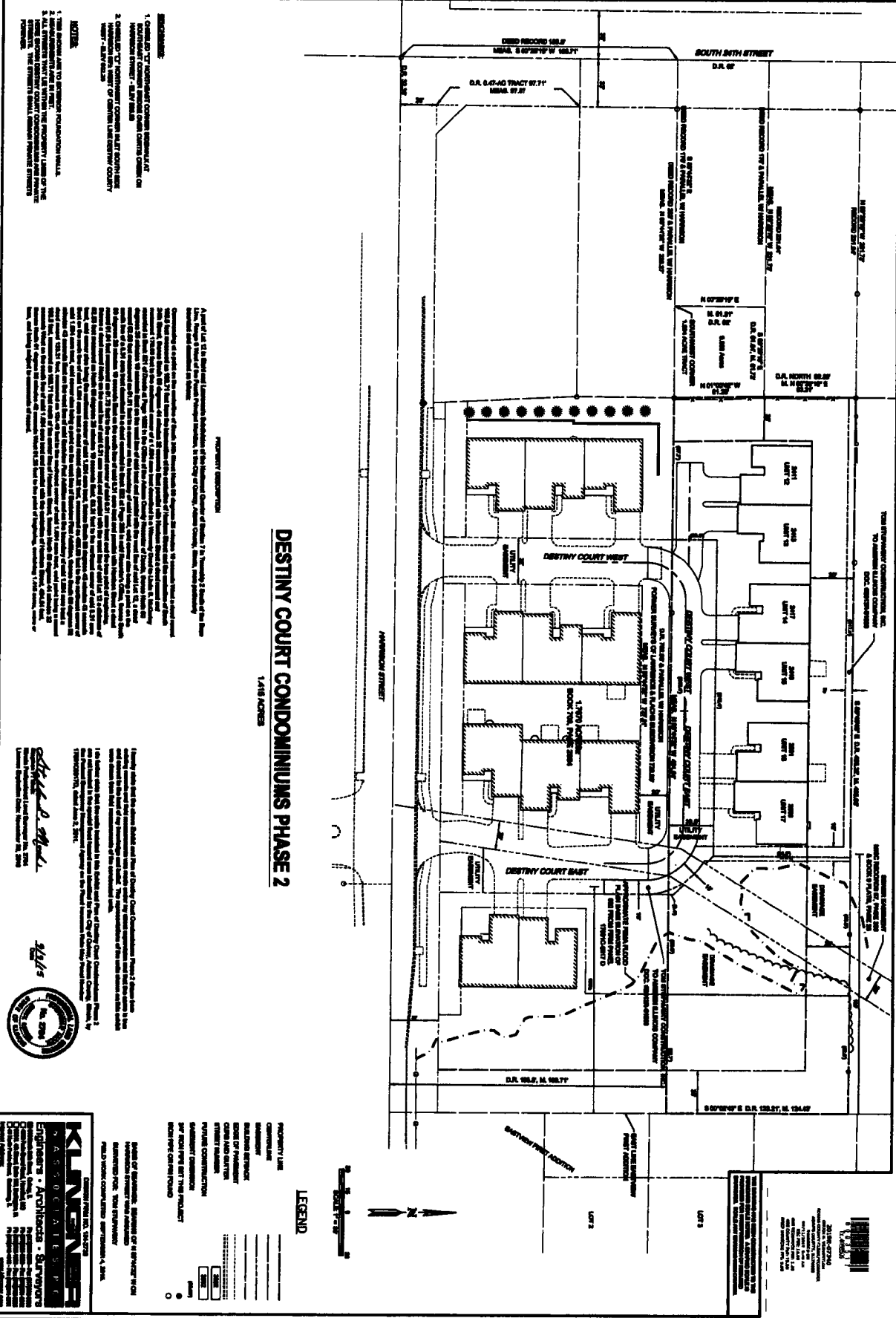
1.415 Acre Tract

A part of Lot 12 in Stahl and Lawrence's Subdivision of the Northwest Quarter of Section 7 in Township 2 South of the Base Line, Range 8 West of the Fourth Principal Meridian, in the City of Quincy, Adams County, Illinois, more particularly bounded and described as follows:

Commencing at a point on the centerline of South 24th Street North 00 degrees 25 minutes 19 seconds West a deed record 188.5 feet measured as 188.71 feet from the intersection of the centerline of Harrison Street and the centerline of South 24th Street, thence South 89 degrees 44 minutes 32 seconds East parallel with Harrison Street a deed record and measured 170.00 feet to the southwest corner of a 1.504 acre tract described in a Warranty Deed to Linda S. McCarley recorded in Book 521 of Deeds at Page 1562 in the Office of the Adams County Recorder of Deeds, thence North 00 degrees 25 minutes 19 seconds East on the west line of said tract and parallel with the west line of said Lot 12, a deed record 62.00 feet measured as 61.51 feet to a corner on the boundary of said tract, said corner also being a point on the south line of a 0.31 acre tract described in a deed recorded in Book 522 at Page 295 in said Recorder's Office, thence South 89 degrees 29 minutes 19 seconds East on the south line of said 0.31 acre tract and parallel with Harrison Street a deed record 61.64 feet measured as 61.73 feet to the southeast corner of said 0.31 acre tract and the true point of beginning, thence a deed record North on the east line of said 0.31 acre tract and parallel with the west line of said Lot 12 a distance of 62.53 feet measured as North 00 degrees 25 minutes 19 seconds East, 63.31 feet to the northeast corner of said 0.31 acre tract, said corner also being the northwest corner of said 1.504 acre tract, thence South 89 degrees 43 minutes 43 seconds East on the north line of said 1.504 acre tract a deed record 498.32 feet, measured as 495.06 feet to the northeast corner of said 1.504 acre tract, said corner also being a point on the west line of Eastview First Addition, thence South 00 degrees 02 minutes 43 seconds East on the west line of said Eastview First Addition and on the boundary of said 1.504 acre tract a deed record 123.21 feet, measured as 124.43 feet to the southeast corner of said 1.504 acre tract, said point being a record 188.5 feet, measured as 188.71 feet north of the center line of Harrison Street, thence North 89 degrees 44 minutes 32 seconds West on the south line of said 1.504 acre tract and parallel with the centerline of Harrison Street, 494.54 feet, thence North 01 degree 00 minutes 42 seconds West 61.25 feet to the point of beginning, containing 1.415 acres, more or less, and being subject to easements of record.

{00260036.DOCX1}

EXHIBIT A



DESTINY COURT CONDOMINIUMS PHASE 2
1.418 ACRES

1. CONVEY TO THE DESTINY COURT CONDOMINIUMS PHASE 2 DEVELOPER, TOM STUPAVSKY, ALL RIGHTS AND INTERESTS IN THE PROPERTY AND TO THE DESTINY COURT CONDOMINIUMS PHASE 2 HOMEOWNERS ASSOCIATION, INC. (DCA) FOR THE COMMON ELEMENTS AND COMMON AREAS OF THE PROJECT.
2. CONVEY TO THE DESTINY COURT CONDOMINIUMS PHASE 2 DEVELOPER, TOM STUPAVSKY, ALL RIGHTS AND INTERESTS IN THE PROPERTY AND TO THE DESTINY COURT CONDOMINIUMS PHASE 2 HOMEOWNERS ASSOCIATION, INC. (DCA) FOR THE COMMON ELEMENTS AND COMMON AREAS OF THE PROJECT.
3. ALL RIGHTS AND INTERESTS IN THE PROPERTY AND TO THE DESTINY COURT CONDOMINIUMS PHASE 2 HOMEOWNERS ASSOCIATION, INC. (DCA) FOR THE COMMON ELEMENTS AND COMMON AREAS OF THE PROJECT.

The following is a true and correct copy of the Declaration of Condominiums for the project described herein. It is intended to be read in conjunction with the Plan of Condominiums and the Declaration of Condominiums for the project described herein. The following is a true and correct copy of the Declaration of Condominiums for the project described herein. It is intended to be read in conjunction with the Plan of Condominiums and the Declaration of Condominiums for the project described herein.

This plan shows the location of the project on the map of Adams County, Illinois, and the location of the project on the map of Adams County, Illinois. The project is located in the City of Quincy, Illinois. The project is located in the City of Quincy, Illinois. The project is located in the City of Quincy, Illinois.

KLING STUBBINS
Engineers - Architects - Surveyors
100 North LaSalle Street, Suite 1000
Chicago, Illinois 60602
Tel: 312.269.7000
Fax: 312.269.7001
www.kst.com

LEGEND

	PROPERTY LINE
	COMMON ELEMENT
	UNIT BOUNDARY
	COMMON AREA
	OTHER

NO. 1	DESTINY COURT WEST
NO. 2	DESTINY COURT EAST
NO. 3	DESTINY COURT CENTER
NO. 4	DESTINY COURT WEST
NO. 5	DESTINY COURT EAST
NO. 6	DESTINY COURT CENTER
NO. 7	DESTINY COURT WEST
NO. 8	DESTINY COURT EAST
NO. 9	DESTINY COURT CENTER
NO. 10	DESTINY COURT WEST
NO. 11	DESTINY COURT EAST
NO. 12	DESTINY COURT CENTER

NO. 13	DESTINY COURT WEST
NO. 14	DESTINY COURT EAST
NO. 15	DESTINY COURT CENTER
NO. 16	DESTINY COURT WEST
NO. 17	DESTINY COURT EAST
NO. 18	DESTINY COURT CENTER
NO. 19	DESTINY COURT WEST
NO. 20	DESTINY COURT EAST
NO. 21	DESTINY COURT CENTER
NO. 22	DESTINY COURT WEST
NO. 23	DESTINY COURT EAST
NO. 24	DESTINY COURT CENTER

NO. 25	DESTINY COURT WEST
NO. 26	DESTINY COURT EAST
NO. 27	DESTINY COURT CENTER
NO. 28	DESTINY COURT WEST
NO. 29	DESTINY COURT EAST
NO. 30	DESTINY COURT CENTER
NO. 31	DESTINY COURT WEST
NO. 32	DESTINY COURT EAST
NO. 33	DESTINY COURT CENTER
NO. 34	DESTINY COURT WEST
NO. 35	DESTINY COURT EAST
NO. 36	DESTINY COURT CENTER

NO. 37	DESTINY COURT WEST
NO. 38	DESTINY COURT EAST
NO. 39	DESTINY COURT CENTER
NO. 40	DESTINY COURT WEST
NO. 41	DESTINY COURT EAST
NO. 42	DESTINY COURT CENTER
NO. 43	DESTINY COURT WEST
NO. 44	DESTINY COURT EAST
NO. 45	DESTINY COURT CENTER
NO. 46	DESTINY COURT WEST
NO. 47	DESTINY COURT EAST
NO. 48	DESTINY COURT CENTER

NO. 49	DESTINY COURT WEST
NO. 50	DESTINY COURT EAST
NO. 51	DESTINY COURT CENTER
NO. 52	DESTINY COURT WEST
NO. 53	DESTINY COURT EAST
NO. 54	DESTINY COURT CENTER
NO. 55	DESTINY COURT WEST
NO. 56	DESTINY COURT EAST
NO. 57	DESTINY COURT CENTER
NO. 58	DESTINY COURT WEST
NO. 59	DESTINY COURT EAST
NO. 60	DESTINY COURT CENTER

EXHIBIT B
PLAN
AMENDMENT 2

DESTINY COURT CONDOMINIUMS PHASE 2
TOM STUPAVSKY, DEVELOPER

NO. 61	DESTINY COURT WEST
NO. 62	DESTINY COURT EAST
NO. 63	DESTINY COURT CENTER
NO. 64	DESTINY COURT WEST
NO. 65	DESTINY COURT EAST
NO. 66	DESTINY COURT CENTER
NO. 67	DESTINY COURT WEST
NO. 68	DESTINY COURT EAST
NO. 69	DESTINY COURT CENTER
NO. 70	DESTINY COURT WEST
NO. 71	DESTINY COURT EAST
NO. 72	DESTINY COURT CENTER

NO. 73	DESTINY COURT WEST
NO. 74	DESTINY COURT EAST
NO. 75	DESTINY COURT CENTER
NO. 76	DESTINY COURT WEST
NO. 77	DESTINY COURT EAST
NO. 78	DESTINY COURT CENTER
NO. 79	DESTINY COURT WEST
NO. 80	DESTINY COURT EAST
NO. 81	DESTINY COURT CENTER
NO. 82	DESTINY COURT WEST
NO. 83	DESTINY COURT EAST
NO. 84	DESTINY COURT CENTER

NO. 85	DESTINY COURT WEST
NO. 86	DESTINY COURT EAST
NO. 87	DESTINY COURT CENTER
NO. 88	DESTINY COURT WEST
NO. 89	DESTINY COURT EAST
NO. 90	DESTINY COURT CENTER
NO. 91	DESTINY COURT WEST
NO. 92	DESTINY COURT EAST
NO. 93	DESTINY COURT CENTER
NO. 94	DESTINY COURT WEST
NO. 95	DESTINY COURT EAST
NO. 96	DESTINY COURT CENTER

NO. 97	DESTINY COURT WEST
NO. 98	DESTINY COURT EAST
NO. 99	DESTINY COURT CENTER
NO. 100	DESTINY COURT WEST
NO. 101	DESTINY COURT EAST
NO. 102	DESTINY COURT CENTER
NO. 103	DESTINY COURT WEST
NO. 104	DESTINY COURT EAST
NO. 105	DESTINY COURT CENTER
NO. 106	DESTINY COURT WEST
NO. 107	DESTINY COURT EAST
NO. 108	DESTINY COURT CENTER

NO. 109	DESTINY COURT WEST
NO. 110	DESTINY COURT EAST
NO. 111	DESTINY COURT CENTER
NO. 112	DESTINY COURT WEST
NO. 113	DESTINY COURT EAST
NO. 114	DESTINY COURT CENTER
NO. 115	DESTINY COURT WEST
NO. 116	DESTINY COURT EAST
NO. 117	DESTINY COURT CENTER
NO. 118	DESTINY COURT WEST
NO. 119	DESTINY COURT EAST
NO. 120	DESTINY COURT CENTER

NO. 121	DESTINY COURT WEST
NO. 122	DESTINY COURT EAST
NO. 123	DESTINY COURT CENTER
NO. 124	DESTINY COURT WEST
NO. 125	DESTINY COURT EAST
NO. 126	DESTINY COURT CENTER
NO. 127	DESTINY COURT WEST
NO. 128	DESTINY COURT EAST
NO. 129	DESTINY COURT CENTER
NO. 130	DESTINY COURT WEST
NO. 131	DESTINY COURT EAST
NO. 132	DESTINY COURT CENTER

1/3

EXHIBIT C

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS
AND
LOT DESIGNATION FOR DESTINY COURT CONDOMINIUMS PHASE 2

AMENDING ORIGINAL EXHIBIT C TO THE
ORIGINAL DECLARATION OF CONDOMINIUM

Unit	Ownership Percentage
No. 12 (2411 Destiny Court West)	16.666667%
No. 13 (2413 Destiny Court West)	16.666667%
No. 14 (2417 Destiny Court West)	16.666667%
No. 15 (2419 Destiny Court West)	16.666667%
No. 16 (2501 Destiny Court East)	16.666667%
No. 17 (2503 Destiny Court East)	16.666667%
X Unusable Lot Common Area (2505 Destiny Court East)	None