

RECORDED
ADAMS COUNTY
STATE OF ILLINOIS

090699

1999 JUL 13 A 10:33

VOLUME 92
OF Misc.
PAGE 1346

[Signature]
COUNTY RECORDER

PIN: 22-0-0324-046

SEVENTH AMENDMENT TO "DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM PROPERTY ACT
EAGLE TRACE CONDOMINIUMS"

SCHOLZ, LOOS, PALMER
SIEBERS, & DUESTERHAUS

This amendment is made on July 12, 1999, by T-C Bldg. Corp., a Delaware corporation authorized to do business in the State of Illinois, having its principal offices in Quincy, Illinois, hereinafter referred to as "Developer".

WHEREAS, by Declaration of Condominium of Eagle Trace Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Adams County, Illinois on August 28, 1992 as Document No.99609, the Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, all terms used herein shall have the same meaning as defined in the original Declaration.

WHEREAS, the Declaration reserves to the Developer the right to amend the original Plat to show measurements, elevations, locations and other data in connection with Units constructed after the recording of the original Plat and amendments; and

WHEREAS, the Developer now desires to update the Plat to show the measurements, elevations, locations and other data in connection with Units constructed after recording of the original Plat, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and Sixth Amendment.

NOW, THEREFORE, the Developer does hereby amend the Declaration as follows:

1. The Plat as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and Sixth Amendment is amended to set forth the measurements, elevations, locations and other data required in connection with Unit 805, and Unit 807 as set forth in the amended Plat of Survey and Unit Descriptions

recorded in Book 15 of Plats, at page 1214 which by reference is made a part hereof.

2. Exhibit D of the Declaration is hereby amended by substituting therefore the Exhibit D which is a Plat of Survey prepared by Klingner & Associates recorded in Book 15 of Plats at page 1214 on JULY 13, 1999 in the Recorder's Office of Adams County, Illinois.
3. Except as expressly set forth herein, the Declaration as amended shall remain in full force and effect in accordance with its terms.

ATTACHMENT TO
SEVENTH AMENDMENT TO "DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM PROPERTY ACT
EAGLE TRACE CONDOMINIUMS"

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 14 in Township 1 South of the Base Line and in Range 9 West of the Fourth Principal Meridian, Adams County, Illinois, being a part of a 12.47-acre tract recorded in Book 513 of Deeds at Page 2159 in the Office of the Adams County Recorder of Deeds, and being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 460.00 feet, thence South 00° 20' 34" East 160.15 feet, thence South 81° 43' 10" West 308.99 feet, thence South 02° 22' 52" West 111.99 feet, thence South 17° 03' 09" East 90.00 feet to a point 20.00 feet from the south line of said 12.47-acre tract, thence North 72° 56' 51" East parallel with said south line a distance of 78.08 feet, thence South 89° 32' 20" East parallel with said south line a distance of 211.23 feet, thence continuing South 89° 32' 20" East parallel with said south line a distance of 302.03 feet, thence North 00° 28' 13" West 142.00 feet, thence North 28° 51' 53" West 77.67 feet, thence North 87° 03' 06" West 139.27 feet, thence North 02° 56' 54" East 168.35 feet to a point on the north line of said 12.47-acre tract, thence South 88° 41' 09" East along said north line a distance of 556.00 feet to the northeast corner of said tract, thence South 24° 58' 13" West along the east line of said tract a distance of 384.56 feet, thence South 45° 52' 04" West along said east line a distance of 65.16 feet to the southeast corner of said tract, thence North 89° 32' 20" West along the south line of said tract a distance of 688.00 feet, thence South 72° 56' 51" West along said south line 294.69 feet, thence South 13° 50' 18" West along said south line a distance of 320.00 feet, thence North 89° 32' 20" West along said south line a distance of 86.00 feet to the southwest corner of said 12.47-acre tract and a point on the west line of said Southeast quarter, thence North 01° 17' 59" East along the west line of said Southeast quarter and the west line of said 12.47-acre tract a distance of 813.52 feet to the point of beginning, containing 9.10 acres.

Subject to easements reserved in a plat of survey dated August, 1992 prepared by Klingner & Associates and recorded on August 28, 1992 in Book 13 of Right-of-Ways, at page 885.

TOGETHER with an easement over real estate hereafter described which easement shall be for purposes of ingress and egress over the

private street designated as "Eagle Avenue" reserved as a street easement by T-C Bldg. Corp. in a Plat of Survey dated August, 1992 prepared by Klingner & Associates and recorded in Book 13 of Right-of-Ways, at page 885. The grantee of this easement and its successors and assigns of the easement hereby assumes the obligation to maintain any streets located on said easement and all landscaping improvements located thereon. T-C Bldg. Corp. for itself and its successors and assigns reserves the right to dedicate said easement as a public street. The real estate over which the easement is granted is described as follows:

Beginning at a point on the West line of the Southeast Quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, said point also being the Southwest corner of Spring Lake Estates Second Addition, a Subdiv-ision of said Southeast Quarter, thence South 68° 50' 35" East along the South line of said Spring Lake Estates Second Addition, a distance of 186.66 feet, thence North 83° 43' 50" East along said South line 460.00 feet, thence North 89° 23' 02" East along said South line 135.73 feet, thence South 88° 41' 09" East along said South line 556.00 feet, thence South 24° 58' 13" West 384.56 feet, thence South 45° 52' 04" West 65.16 feet, thence North 89° 32' 20" West parallel with the North line of the Franklin Brenner Property a distance of 688.00 feet, said North line formerly described as being 1112.13 feet North of the Southeast corner of said Southeast Quarter and 1086.23 feet North of the Southwest corner of said Southeast Quarter, thence South 72° 56' 51" West 294.69 feet, thence South 13° 50' 18" West 320.00 feet to a point on the North line of said Franklin Brenner Property, thence North 89° 32' 20" West along said North line a distance of 86.00 feet to a point on the West line of said Southeast Quarter, thence North 01° 17' 59" East along said West line a distance of 813.52 feet to the point of beginning, containing 12.47 acres, except the following described tract:

Beginning at the northwest corner of said 12.47-acre tract, said point being a point on the west line of the Southeast quarter of said Section 14 a distance South 01° 17' 59" West 813.92 feet from the Northwest corner of said Southeast Quarter, thence South 68° 50' 35" East along the north line of said 12.47-acre tract a distance of 186.66 feet, thence North 83° 43' 50" East along said north line 460.00 feet, thence South 00° 20' 34" East 160.15 feet, thence South 81° 43' 10" West 308.99 feet, thence South 02° 22' 52" West 111.99 feet, thence South 17° 03' 09" East 90.00 feet to a point 20.00 feet from the south line of said 12.47-acre tract, thence North 72° 56' 51" East parallel with said south line a distance of 78.08 feet, thence South 89° 32' 20" East parallel with said south line a distance of 211.23 feet, thence continuing South 89° 32' 20" East parallel with said south line a distance of 302.03 feet, thence North 00° 28' 13" West 142.00 feet, thence North 28° 51' 53" West 77.67 feet, thence North 87° 03' 06" West 139.27 feet, thence North 02° 56' 54" East 168.35 feet to a point on the north line of said 12.47-acre tract, thence South 88° 41' 09" East along said north line a distance of 556.00 feet to the northeast corner of said tract,

thence South 24° 58' 13" West along the east line of said tract a distance of 384.56 feet, thence South 45° 52' 04" West along said east line a distance of 65.16 feet to the southeast corner of said tract, thence North 89 ° 32' 20" West along the south line of said tract a distance of 688.00 feet, thence South 72° 56' 51 " West along said south line 294.69 feet, thence South 13° 50' 18" West along said south line a distance of 320.00 feet, thence North 89° 32' 20" West along said south line a distance of 86.00 feet to the southwest corner of said 12.47-acre tract and a point on the west line of said Southeast quarter, thence North 01° 17' 59" East along the west line of said Southeast quarter and the west line of said 12.47-acre tract a distance of 813.52 feet to the point of beginning, containing 9.10 acres.