



Georgia Volm, Adams County Clerk/Recorder

**SCHOLZ, LOOS, PALMER  
SIEBERS, & DUESTERHAUS**

PIN: 22-0-0324-046-00 (part)

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

This Declaration is made on June 22, 2005, 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, Eagle Trace Condominiums as established by the Declaration is hereafter referred to as the "Condominium."

WHEREAS, all other 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

WHEREAS, the Declaration reserves to the Developer the right to annex a portion of the additional land described in Exhibit E in the Declaration to become a part of the Parcel and thereby add additional land to the Condominium created by the Declaration; and

WHEREAS, the Developer now desires

- a) 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, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment and Tenth Amendment; and
- b) to annex to said Parcel and to submit to the provisions of the Act and the Declaration certain real estate (the "Additional Property") described in Exhibit A-1 attached hereto, which Additional Property is a portion of the additional land described in the Declaration.

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, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment and Tenth Amendment is amended to set forth the available measurements, elevations, locations and other data required in connection with Unit 714, Unit 716 and Unit 718, Unit 715 and Unit 717, and Unit 804, Unit 806 and Unit 808, all as set forth in the amended Plat of Survey and Unit Descriptions recorded in Book 705, at page 6517 as Document 200506517 which by reference is made a part hereof. The Developer continues to reserve the right to amend the Plat to show measurements, elevations, locations and other data in connection with the Units as finally constructed.
2. The additional land set forth on Exhibit A-1 attached hereto which by reference is made a part hereof is hereby annexed to the Parcel as defined in the Declaration, and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with and shall be deemed to be governed in all other respects by, the terms and provisions of the Declaration.

3. The additional land shall be subject to all 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.
4. Exhibit A of the Declaration is hereby amended by deleting said Exhibit A and substituting therefore the Exhibit A which is attached hereto and by reference made a part hereof.
5. Exhibit B of the Declaration is hereby amended by substituting therefore the Exhibit B which is attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby changed to the percentages set forth in the Exhibit B which is attached hereto and by reference made a part hereof.
6. Exhibit D of the Declaration is hereby amended by substituting therefore the Exhibit D which is attached hereto and by reference made a part hereof.
7. Exhibit E of the Declaration is hereby amended by substitution of Exhibit E which is attached hereto and by reference made a part hereof.
8. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all units, including the grantees of the units heretofore conveyed, all as set forth in the Declaration.
9. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Developer has caused its name to be signed to these presents by its President on the day and year first above written.

EXHIBIT A  
DECLARATION OF CONDOMINIUM  
EAGLE TRACE CONDOMINIUM

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 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 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 Subdivision 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, more or less.

EXHIBIT A-1LAND BEING ADDED

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:

Commencing 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  $01^{\circ} 17' 59''$  West 813.92 feet from the Northwest corner of said Southeast Quarter and also a point on the Tenth Amendment Limits of Eagle Trace condominium, thence South  $68^{\circ} 50' 35''$  East along the north line of said 12.47-acre tract and said Tenth Amendment Limits a distance of 186.66 feet, thence North  $83^{\circ} 43' 50''$  East along said north line and said Limits 460.00 feet to the True Point of Beginning, thence North 89 degrees 23 minutes 02 seconds East on the north line of said 12.47-acre tract 135.73 feet to a corner on the aforesaid Tenth Amendment Limits, thence South 02 degrees 56 minutes 54 seconds West along said Limits 168.35 feet, thence South 87 degrees 03 minutes 06 seconds East along said Limits 139.27 feet, thence South 28 degrees 51 minutes 53 seconds East along said Limits 77.67 feet, thence North 87 degrees 03 minutes 06 seconds West along said Limits 154.86 feet, thence South 00 degrees 27 minutes 40 seconds West along said Limits 148.70 feet to a point 20.00 feet from the south line of said 12.47-acre tract, thence North 89 degrees 32 minutes 20 seconds West along said Limits and parallel with said south line 145.00 feet, thence North 00 degrees 47 minutes 40 seconds East along said Limits 155.00 feet, thence North 02 degrees 39 minutes 58 seconds West along said Limits 66.32 feet, thence North 00 degrees 20 minutes 34 seconds West along said Limits 160.18 feet to the True Point of Beginning, containing 1.43 acres, more or less.

EXHIBIT B

TO DECLARATION OF CONDOMINIUM  
EAGLE TRACE CONDOMINIUMS

COMMON OWNERSHIP PERCENTAGES

<u>Unit</u>	<u>Percentage</u> <u>(Expressed as fraction)</u>
600 Eagle Trace	1/42
601 Eagle Trace	1/42
602 Eagle Trace	1/42
603 Eagle Trace	1/42
604 Eagle Trace	1/42
605 Eagle Trace	1/42
607 Eagle Trace	1/42
610 Eagle Trace	1/42
612 Eagle Trace	1/42
614 Eagle Trace	1/42
616 Eagle Trace	1/42
618 Eagle Trace	1/42
619 Eagle Trace	1/42
620 Eagle Trace	1/42
621 Eagle Trace	1/42
623 Eagle Trace	1/42
700 Eagle Trace	1/42
701 Eagle Trace	1/42
702 Eagle Trace	1/42
703 Eagle Trace	1/42
704 Eagle Trace	1/42
705 Eagle Trace	1/42
714 Eagle Trace	1/42
715 Eagle Trace	1/42
716 Eagle Trace	1/42
717 Eagle Trace	1/42
718 Eagle Trace	1/42
720 Eagle Trace	1/42
721 Eagle Trace	1/42
722 Eagle Trace	1/42
723 Eagle Trace	1/42
724 Eagle Trace	1/42
725 Eagle Trace	1/42
800 Eagle Trace	1/42
801 Eagle Trace	1/42
802 Eagle Trace	1/42
803 Eagle Trace	1/42

804	Eagle Trace	1/42
805	Eagle Trace	1/42
806	Eagle Trace	1/42
807	Eagle Trace	1/42
808	Eagle Trace	1/42

EXHIBIT D

TO DECLARATION OF CONDOMINIUM  
EAGLE TRACE CONDOMINIUMS

UNIT DESCRIPTIONS

Plat of Survey prepared by Klingner & Associates recorded in Book 705 at page 6517 as Document No. 200506517 on June 23, 2005, in the Recorder's Office of Adams County, Illinois.



EXHIBIT E  
TO DECLARATION OF CONDOMINIUM  
EAGLE TRACE CONDOMINIUMS

LEGAL DESCRIPTION  
OF ADDITIONAL LANDS

There are no additional lands. All additional lands have now been annexed to be included as part of the Condominium created by the Declaration.