

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR JAYDEN COURT CONDOMINIUMS

This Declaration, made and entered into this 16 day of June, 2009, by Brian T. Schuette and Kent W. Schuette (hereinafter sometimes referred to as the "Developer");

WITNESSETH:

WHEREAS, by a Declaration of Condominium (Declaration) dated March 18, 2009 and recorded on March 19, 2009 in the Recorder's Office of Adams County, Illinois, in Book 709, Page 3408, the Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act (Act); and

WHEREAS, the Declaration reserves to the Developer (as defined in the Declaration) the right to annex and add to the Parcel and Property (as defined in the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the Additional Land (as defined in the Declaration); and

WHEREAS, the Developer now desires to so annex and add to the Parcel and Property and submit to the provisions of the Act and the Declaration certain real estate (Additional Property), described as follows:

A part of the Southeast Quarter of Section 8 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly described as follows:

Lot 8 of Jayden Court Condominium Subdivision, a subdivision of a part of the Southeast Quarter of said Section 8 as recorded in Book 709 at Page 1997 in the Office of the Adams County Recorder of Deeds, containing 0.630 acres, more or less.

which Additional Property is a portion of the Additional Land;

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

1. The Additional Property is hereby annexed to the Parcel and Property, as defined in the Declaration, and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.

2. Exhibit A of the Declaration is hereby amended by substituting therefor Exhibit A attached hereto, whereby the legal description of the Parcel is amended to include the Additional Property, and the legal description of the Units is amended to include Units 4602 and 4604.

3. Exhibit B of the Declaration is hereby amended by substituting therefor Exhibit B attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in Exhibit B attached hereto.

4. Exhibit D of the Declaration is hereby amended by substituting therefor Exhibit D attached hereto.

5. Exhibit E of the Declaration is hereby amended by substituting therefor Exhibit E attached hereto.

6. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

EXHIBIT A

Legal Description of Parcel:

A part of the Southeast Quarter of Section 8 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly described as follows:

Lots 6 and 8 of Jayden Court Condominium Subdivision, a subdivision of a part of the Southeast Quarter of said Section 8 as recorded in Book 709 at Page 1997 in the Office of the Adams County Recorder of Deeds, containing 1.114 acres, more or less.

Legal Description of Units:

Unit 4614 of Jayden Court Condominiums.

Unit 4616 of Jayden Court Condominiums

Unit 4602 of Jayden Court Condominiums

Unit 4604 of Jayden Court Condominiums

EXHIBIT B

Unit	Percentage of Ownership Interest in the Common Elements
4614	25%
4616	25%
4602	25%
4604	25%
TOTAL	100%

EXHIBIT E

Legal Description of Additional Land:

A part of the Southeast Quarter of Section 8 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly described as follows:

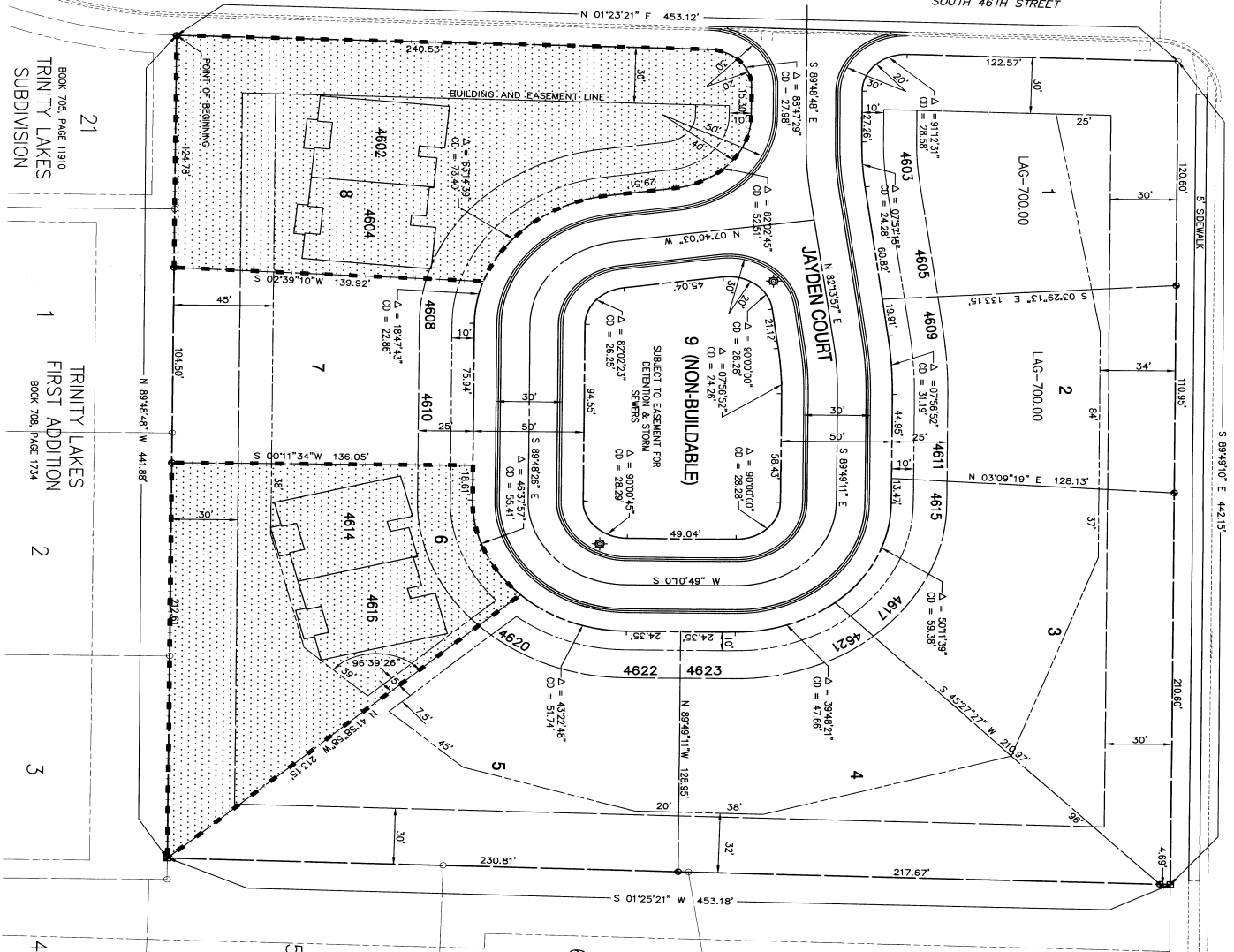
Lots, 1, 2, 3, 4, 5, 7, and 9 of Jayden Court Condominium Subdivision, a subdivision of a part of the Southeast Quarter of said Section 8 as recorded in Book 709 at Page 1997 in the Office of the Adams County Recorder of Deeds.

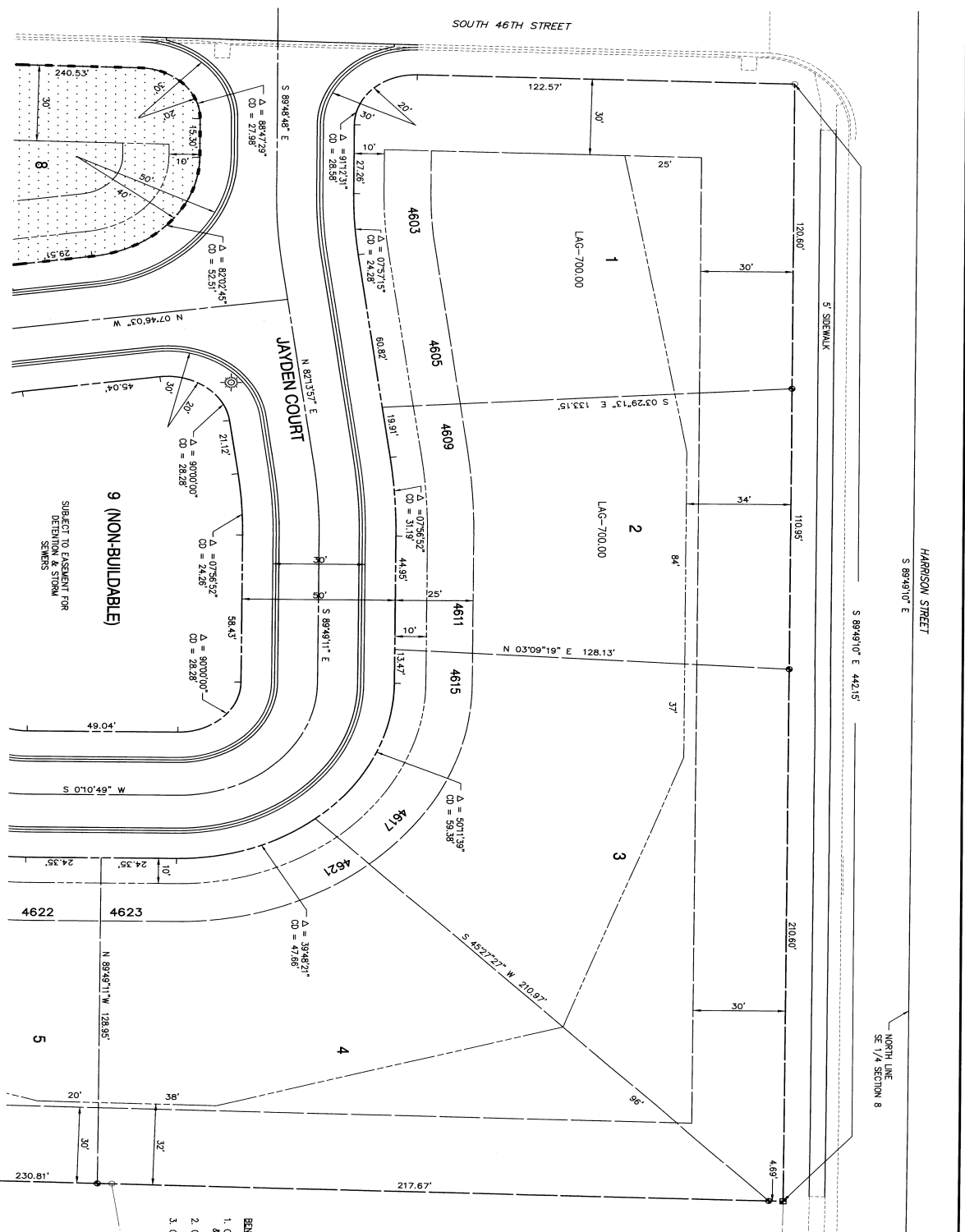
Plat of Addition Land is attached hereto.

[see attached plat]

EXHIBIT D

[see attached]

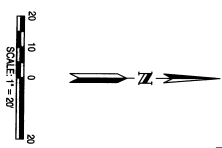




JAYDEN COURT CONDOMINIUMS
AMENDMENT 1

1.114 ACRES

THE DRAWING HAS BEEN CONSTRUCTED TO THE PROVIDED SCALE. THE USER SHALL PROVIDE THE PROPER SCALE FOR ANY DIMENSIONS. SCALE ANY DIMENSIONS WITH CAUTION.



LEGEND

SECTION LINE	---
PROPERTY LINE	---
LOT LINE	---
STREET LINE	---
EDGE OF PAVEMENT	---
CENTERLINE	---
EASEMENT	---
BUILDING SETBACK	---
CURB AND GUTTER	---
UNIT AND STREET NUMBER	---
CONDOMINIUM LIMITS	---

- BENCHMARKS**
1. CHISELED "x" FLANGE BOLT FIRE HYDRANT NORTHEAST CORNER 46TH & HARRISON STREETS - ELEV 69.836
 2. CHISELED "x" EAST FIRE HYDRANT IN JAYDEN COURT - ELEV 70.419
 3. CHISELED "x" WEST FIRE HYDRANT IN JAYDEN COURT - ELEV 70.305

- NOTES:**
1. LINES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 2. LOTS 1 THROUGH 4 ARE SUBJECT TO THE CONDITIONS OF THE RECORD PLANNED DEVELOPMENT.
 3. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

I HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS DRAWN FROM EXISTING RECORDS AND FIELD MEASUREMENTS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE REPRESENTATIONS OF THE UNITS SHOWN ON THIS EXHIBIT WERE DRAWN FROM FIELD MEASUREMENTS OF THE CONSTRUCTED UNITS.

I DO FURTHER STATE THAT THE PARCELS INCLUDED IN THIS EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR JAYDEN COURT CONDOMINIUMS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FEBRUARY 11, 1993, AND ARE NOT SUBJECT TO THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 1968, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 1990, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 1994, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 1998, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2004, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2006, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2008, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2010, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2012, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2014, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2016, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2018, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2020, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2022, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2024, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2026, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2028, AS AMENDED BY THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 2030.

JOHN E. BASKINER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010



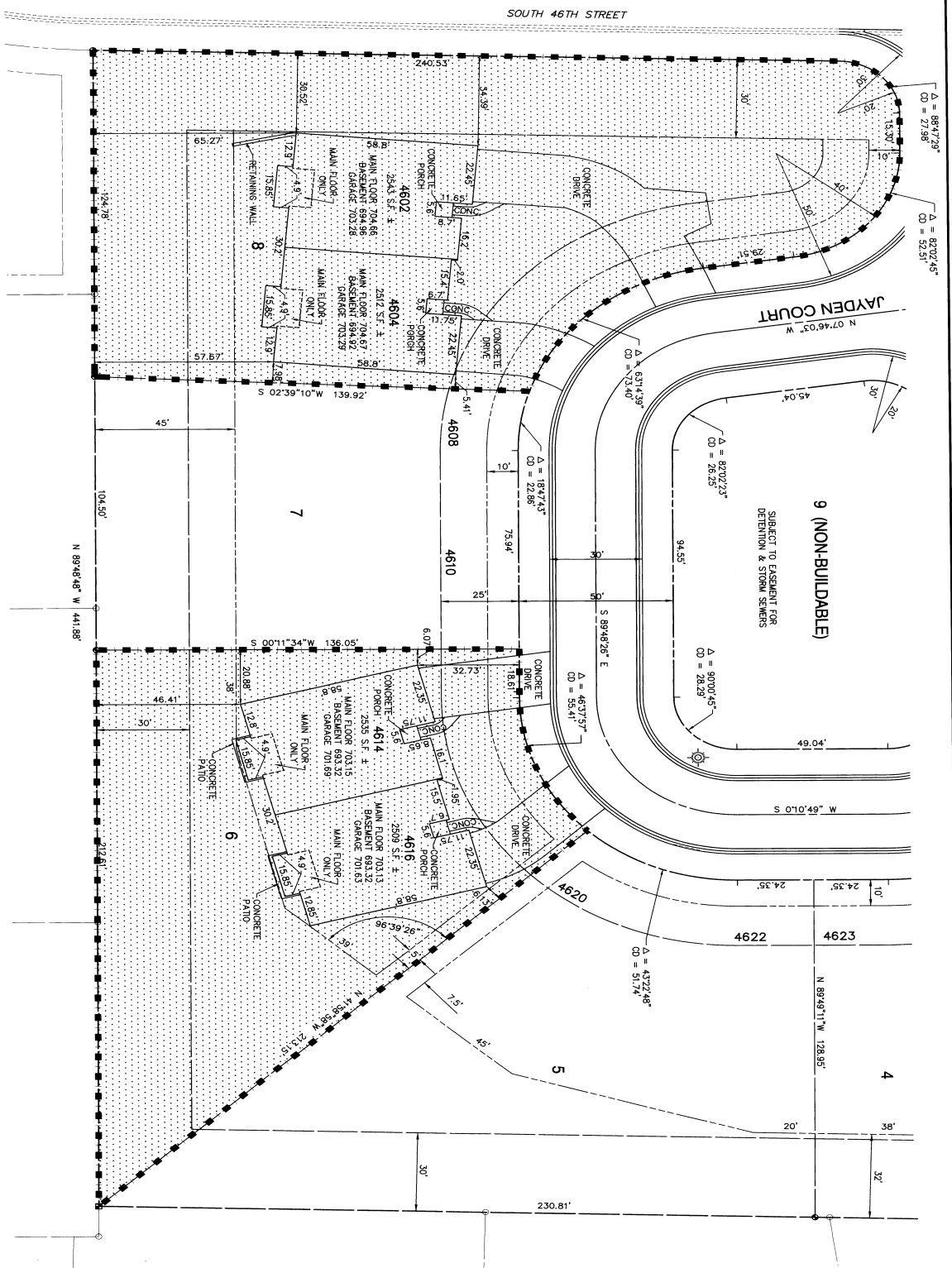
KLINGSTUBBINS
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EXHIBIT D
EXISTING UNITS
AMENDMENT 1

JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

DESIGNED	DRAWN	CHECKED	DATE	NO.	APPROVAL	REVISION	DESCRIPTION	DATE
JCC/MWJ	JEB/C.H		MAY 2009	1				
PROJECT NO. 08-0016	FILE NO. EXHIBITD2-MAY09	SCALE 1" = 20'	FULL SCALE DRAWING IS 22"x 34"					



AMENDMENT 1
JAYDEN COURT CONDOMINIUMS

1.114 ACRES

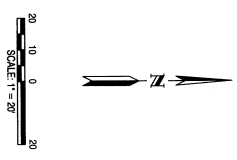
I HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS DRAWN FROM EXISTING RECORDS AND FIELD MEASUREMENTS WAS MADE UNDER MY DIRECT SUPERVISION AND BELIEVE THE REPRESENTATIONS OF THE UNITS SHOWN ON THIS EXHIBIT WERE DRAWN FROM FIELD MEASUREMENTS OF THE CONSTRUCTED UNITS.

I DO FURTHER STATE THAT THE PARCELS INCLUDED IN THIS EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR UNINCORPORATED AREAS OF ADAMS COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL 180 OF 275, COMMUNITY PANEL NO 170001 0180 B, DATED NOVEMBER 15, 1985.

John E. Basmiser
John E. Basmiser
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2366
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010



6/14/09
DATE



LEGEND

- SECTION LINE
- PROPERTY LINE
- LOT LINE
- STREET LINE
- EDGE OF PAVEMENT
- CENTRELINE
- EASEMENT
- BUILDING SETBACK
- CURB AND GUTTER
- UNIT AND STREET NUMBER
- CONDOMINIUM LIMITS

- NOTES:**
1. LOTS SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 2. UNITS SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 3. LOTS 1 THROUGH 9 ARE SUBJECT TO THE CONDITIONS OF THE RECORD PLANNED DEVELOPMENT.
 4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

THIS DRAWING HAS BEEN CONSTRUCTED TO THE STANDARD SCALE NEEDED. A GRAPHIC SCALE IS PROVIDED FOR MEASUREMENTS IN FEET AND DECIMALS THEREOF. SCALE: 1" = 20' (AS SHOWN).

DESIGNED	DRAWN	CHECKED	DATE
JEB/CJH	JEB/CJH	JEB/CJH	MAY 2009
FIELD	NOTES	SCALE	DATE
JCC/MWF	217/15	1" = 20'	MAY 2009
PROJECT NO.	FILE NO.	EXHIBIT NO.	DATE
08-0016	3102A/20	3832	MAY 09

NO.	APPR.	REVISION	DESCRIPTION	DATE

FULL SCALE DRAWING IS 22" x 34"

JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

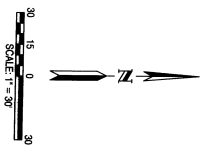
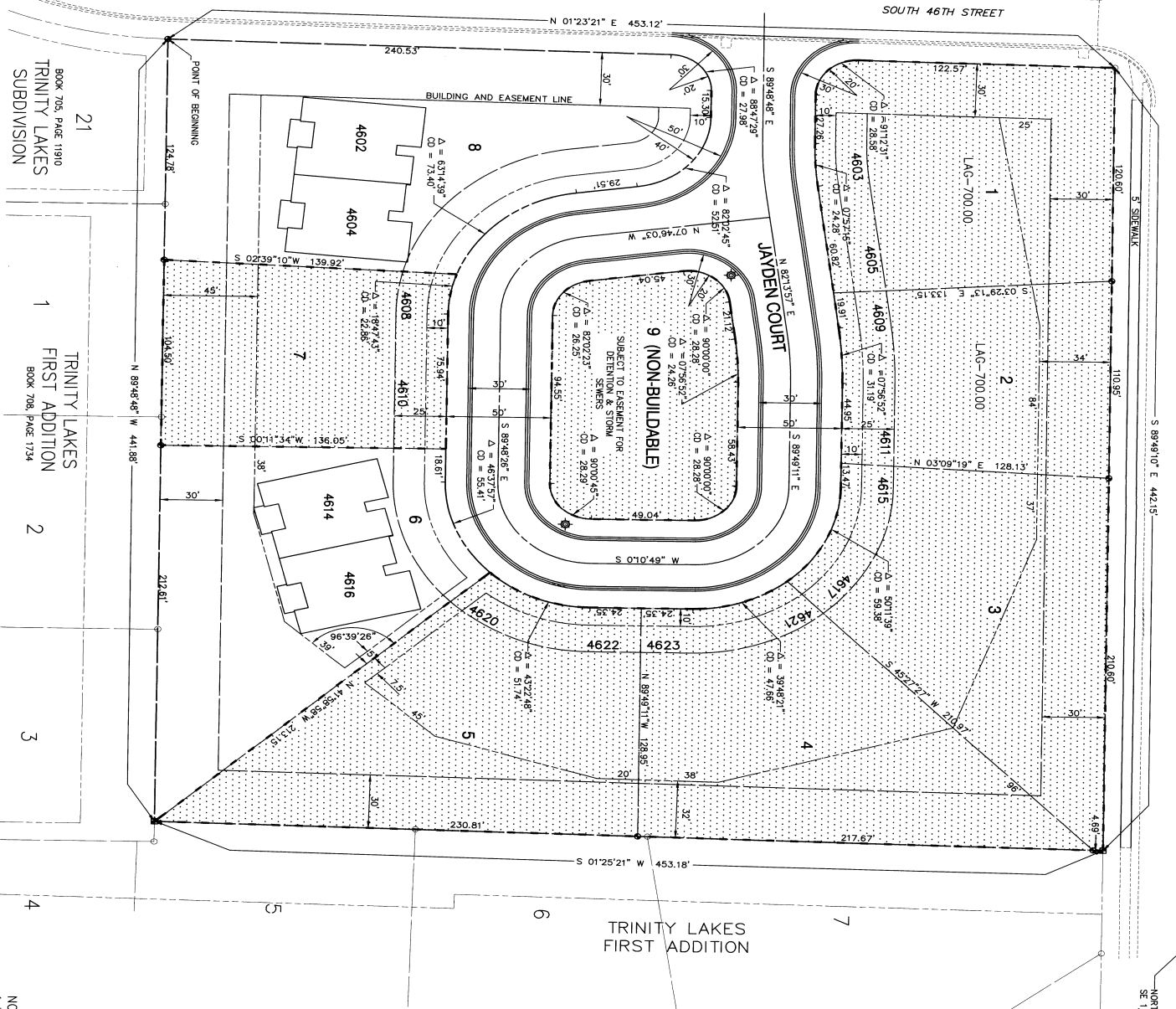
EXHIBIT D
EXISTING UNITS
AMENDMENT 1

SHEET NO.
3/3

- BENCHMARKS:**
1. CHISELED "x" FLANGE BOLT FIRE HYDRANT NORTHWEST CORNER 46TH & HARRISON STREETS - ELEV 983.86
 2. CHISELED "x" EAST FIRE HYDRANT IN JAYDEN COURT - ELEV 704.19
 3. CHISELED "x" WEST FIRE HYDRANT IN JAYDEN COURT - ELEV 703.05

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THE DRAWING HAS BEEN COMPARED TO THE STANDARD SCALE AREA AND IS APPROVED FOR INTERPRETATION OF RECORD AS SHOWN. SCALE AND DRAWING WITH CAUTION.

DESCRIPTION

A part of the Southeast Quarter of Section 8 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly described as follows:
 Lot 1, 2, 3, 4, 5, 7 and 9 of Jayden Court Condominium Subdivision a subdivision of a part of the Southeast Quarter of said Section 8 as recorded in Book 709 of Page 997 in the Office of the Adams County Recorder of Deeds.

LEGEND

- SECTION LINE
- PROPERTY LINE
- LOT LINE
- STREET LINE
- EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT
- BUILDING SETBACK
- CURB AND GUTTER
- UNIT AND STREET NUMBERS
- CONDOMINIUM TO BE ADDED

BECKMARKS

1. CHECKED "++" FLANGE BOLT FIRE HYDRANT NORTHEAST CORNER 46TH & HARRISON STREETS - ELEV 698.86
2. CHECKED "++" EAST FIRE HYDRANT IN JAYDEN COURT - ELEV 704.19
3. CHECKED "++" WEST FIRE HYDRANT IN JAYDEN COURT - ELEV 703.05

JAYDEN COURT CONDOMINIUMS
AMENDMENT 1

I HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS DRAWN FROM EXISTING RECORDS AND FIELD MEASUREMENTS WAS MADE IN ACCORDANCE WITH THE PROVISIONS AND REPRESENTATIONS OF THE UNITS SHOWN ON THIS EXHIBIT WERE DRAWN FROM FIELD MEASUREMENTS OF THE CONSTRUCTED UNITS.
 I DO FURTHER STATE THAT THE PARCELS INCLUDED IN THIS EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE AGENCY ON THE FLOOD MAPS OF ADAMS COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD MAP PANEL 180 OF 270, COMMUNITY PANEL NO 170001 0180 B, DATED NOVEMBER 15, 1985.

John E. Baisner
 JOHN E. BAINSENER
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2010



SUBMITTED FOR: BRIAN SCHUETTE

DESIGN FIRM NO. 184-2738

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 www.klingstubbins.com

- NOTES:
1. TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 2. MEASUREMENTS ARE IN FEET.
 3. LOTS 1 THROUGH 9 ARE SUBJECT TO THE RECORD PLANNED DEVELOPMENT.
 4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

TRINITY LAKES SUBDIVISION
 BOOK 705, PAGE 11910
 SOUTH LINE OF HARRISON = N 89°49'10" E

TRINITY LAKES FIRST ADDITION
 BOOK 708, PAGE 1734

FIELD WORK COMPLETED DECEMBER 17, 2008
 INTERIOR LOT CORNERS WILL BE SET AFTER CONSTRUCTION.

DESIGNED		DRAWN		CHECKED	
FIELD		JEB/CJH			
JCC/MWJ		NOTES		DATE	
		2/7/15		MAY 2009	
PROJECT NO.		SCALE		NO. APPR.	
08-0016		1" = 30'			
		FILE NO.		REVISION DESCRIPTION	
		EXHIBITE -		DATE	
		MAY09		FULL SCALE DRAWING IS 22"x 34"	

EXHIBIT E
 REMAINING PROPERTY
 TO BE ADDED
 AMENDMENT 1

JAYDEN COURT CONDOMINIUMS
 BRIAN SCHUETTE, DEVELOPER

SHEET NO.
 1/1