

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR JAYDEN COURT CONDOMINIUMS

This Declaration, made and entered into this 1 day of October, 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, and the First Amendment to Declaration of Condominium for Jayden Court Condominiums dated June 16, 2009 and recorded on June 18, 2009 in the Recorder's Office of Adams County, Illinois, in Book 709, page 8043, 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 4 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 0.461 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 4621 and 4623.

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 4, 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 1.575 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

Unit 4621 of Jayden Court Condominiums

Unit 4623 of Jayden Court Condominiums

EXHIBIT B

Unit	Percentage of Ownership Interest in the Common Elements
4614	16.66%
4616	16.66%
4602	16.66%
4604	16.66%
4621	16.66%
4623	16.66%
TOTAL	100%

EXHIBIT D

[see attached]

EXHIBIT E

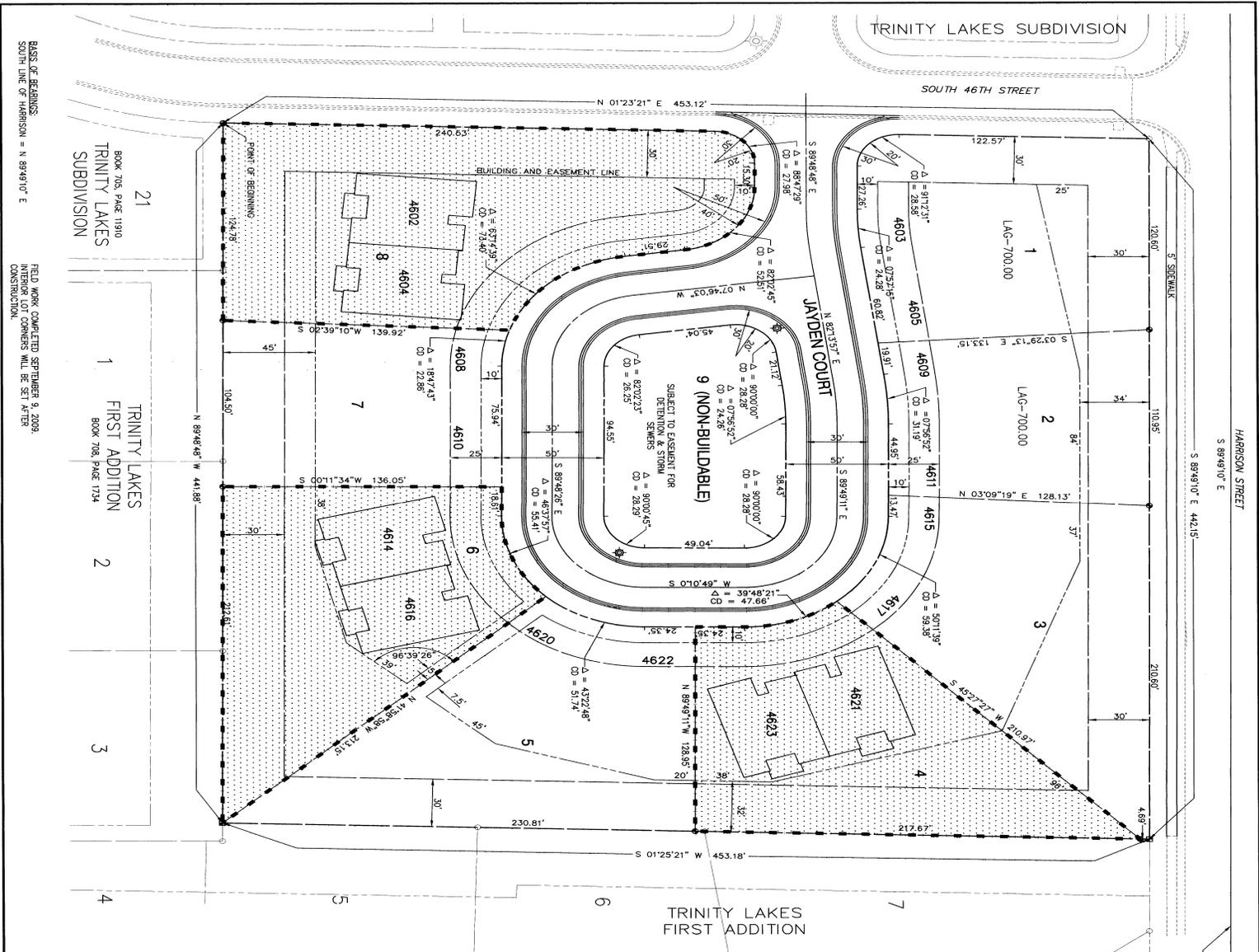
Legal Description of Additional Land:

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, 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]



- NOTES:
1. TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 2. MEASUREMENTS ARE IN FEET UNLESS NOTED OTHERWISE.
 3. CONDITIONS OF THE RECORD PLANNED DEVELOPMENT.
 4. 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 CONSTRUCTION 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 DETERMINED FOR UNINCORPORATED AREAS OF ILLINOIS BY THE FEDERAL FLOOD INSURANCE PROGRAM AND ARE NOT IN A SPECIAL FLOOD HAZARD AREA DETERMINED FOR UNINCORPORATED AREAS OF ILLINOIS BY THE FEDERAL FLOOD INSURANCE PROGRAM AND ARE NOT IN A SPECIAL FLOOD HAZARD AREA DETERMINED FOR UNINCORPORATED AREAS OF ILLINOIS BY THE FEDERAL FLOOD INSURANCE PROGRAM.

John E. Baskner
 JOHN E. BASKNER
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2786
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2010
 DATE: 7-17-09

JAYDEN COURT CONDOMINIUMS
AMENDMENT 2
 1.575 ACRES

BENCHMARKS:

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

TABLE OF AREAS

INITIAL CONDOMINIUMS	0.484 ACRES
AMENDMENT 1 - LOT 4	0.630 ACRES
AMENDMENT 2 - LOT 4	0.631 ACRES
TOTAL	1.575 ACRES

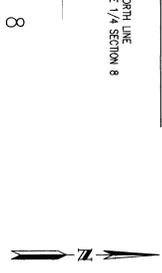
LEGEND

SECTION LINE	---
PROPERTY LINE	---
LOT LINE	---
STREET LINE	---
EDGE OF PRECEDENT CENTERLINE	---
EASEMENT	---
BUILDING SETBACK	---
CHB AND GUTTER	---
UNIT AND STREET NUMBER CONDOMINIUM UNITS	---

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:

Lots 4, 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 705 of Page 1993 in the Office of the Adams County Recorder of Deeds, containing 1.575 acres, more or less.



KLINGSTUBBINS
 ENGINEERS • ARCHITECTS • SURVEYORS

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 Tel: 312.221.2000 Fax: 312.221.2002
 100 North Dearborn Street, Suite 1400
 Chicago, IL 60610
 Tel: 312.221.2000 Fax: 312.221.2002

DESIGNED FOR: BRIAN SCHUETTE
 DESIGN FIRM NO. 184-2738

PROFESSIONAL LAND SURVEYOR
 No. 2786
 State of Illinois

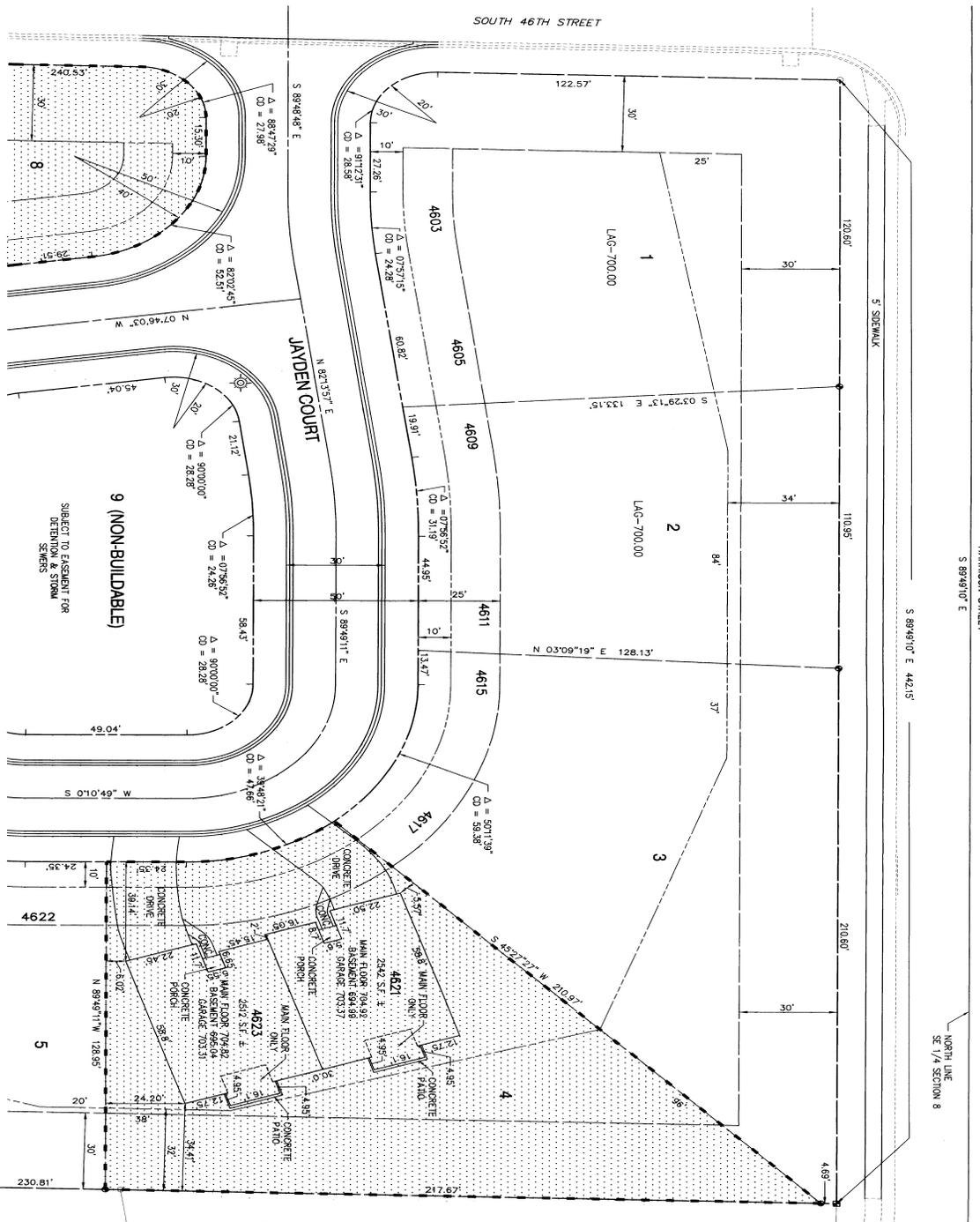
THE DRAWING HAS BEEN CONTRIBUTED TO THE STANDARD SCALE NOTES. A GRAPHIC SCALE IS PROVIDED. SCALE ANY DRAWING WITH CAUTION.

SHEET NO. 1/3

EXHIBIT D
 EXISTING UNITS
 AMENDMENT 2

JAYDEN COURT CONDOMINIUMS
 BRIAN SCHUETTE, DEVELOPER

DESIGNED	FIELD	PROJECT NO.	08-0016
DRAWN	JEB/C.J.H.	NOTES	2/17/09
CHECKED	DATE	SCALE	1" = 30'
NO. APPROVED	REVISION	DESCRIPTION	DATE
FULL SCALE DRAWING IS 22" x 34"			



JAYDEN COURT CONDOMINIUMS
AMENDMENT 2
1.375 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 THAT THE SAME IS TRUE AND CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS AND THAT I AM THE AUTHOR OF THIS EXHIBIT. THESE DRAWING 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 COVERED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED ON UNINCORPORATED INSURANCE RATE MAP PANEL 800277S, COMMUNITY PANEL NO 1700010181B, DATED NOVEMBER 15, 1985.

David E. Binsinger
DAVID E. BINSINGER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010

DATE: 1-17-09
PROFESSIONAL SEAL
No. 2766
STATE OF ILLINOIS
SURVEYOR

- REMARKS**
1. CHISELED "X" FLANGE BOLT FIRE HOBRANT NORTHEAST CORNER 46TH & HARRISON STREETS - ELEV 698.86
 2. CHISELED "X" EAST FIRE HOBRANT IN JAYDEN COURT - ELEV 704.19
 3. CHISELED "X" WEST FIRE HOBRANT IN JAYDEN COURT - ELEV 703.06
- NOTES:**
1. TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 2. MEASUREMENTS ARE IN FEET.
 3. LOT 101 THROUGH 9 ARE SUBJECT TO THE CONSTRUCTION EASEMENT.
 4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

LEGEND

SECTION LINE	DRAWN
PROPERTY LINE	JEB/CJH
LOT LINE	NOTES
STREET LINE	217/15
EDGE OF PAVEMENT	5/20/09
CENTRELINE	SCALE
EASEMENT	1" = 20'
BUILDING SETBACK	DATE
CURB AND GUTTER	SEPT 2009
UNIT AND STREET NUMBER	PROJECT NO.
CONDOMINIUM LIMITS	08-0016

NO.	APPR.	REVISION	DESCRIPTION	DATE

DESIGNED: FIELD JCC/MWJ
CHECKED: JEB/CJH
DATE: SEPT 2009
SCALE: 1" = 20'
PROJECT NO.: 08-0016
FILE NO.: EXHIBITD2-Sept09

THIS DRAWING HAS BEEN CONTRIBUTED TO THE STANDARD SCALE INDEX. A GRAPHIC SCALE IS PROVIDED FOR THE INTERPRETATION OF REDUCED PRINTINGS. SCALE: FULL SCALE DRAWING IS 22" x 34".

EXHIBIT D
EXISTING UNITS
AMENDMENT 2

JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

SHEET NO.
2/3

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