

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

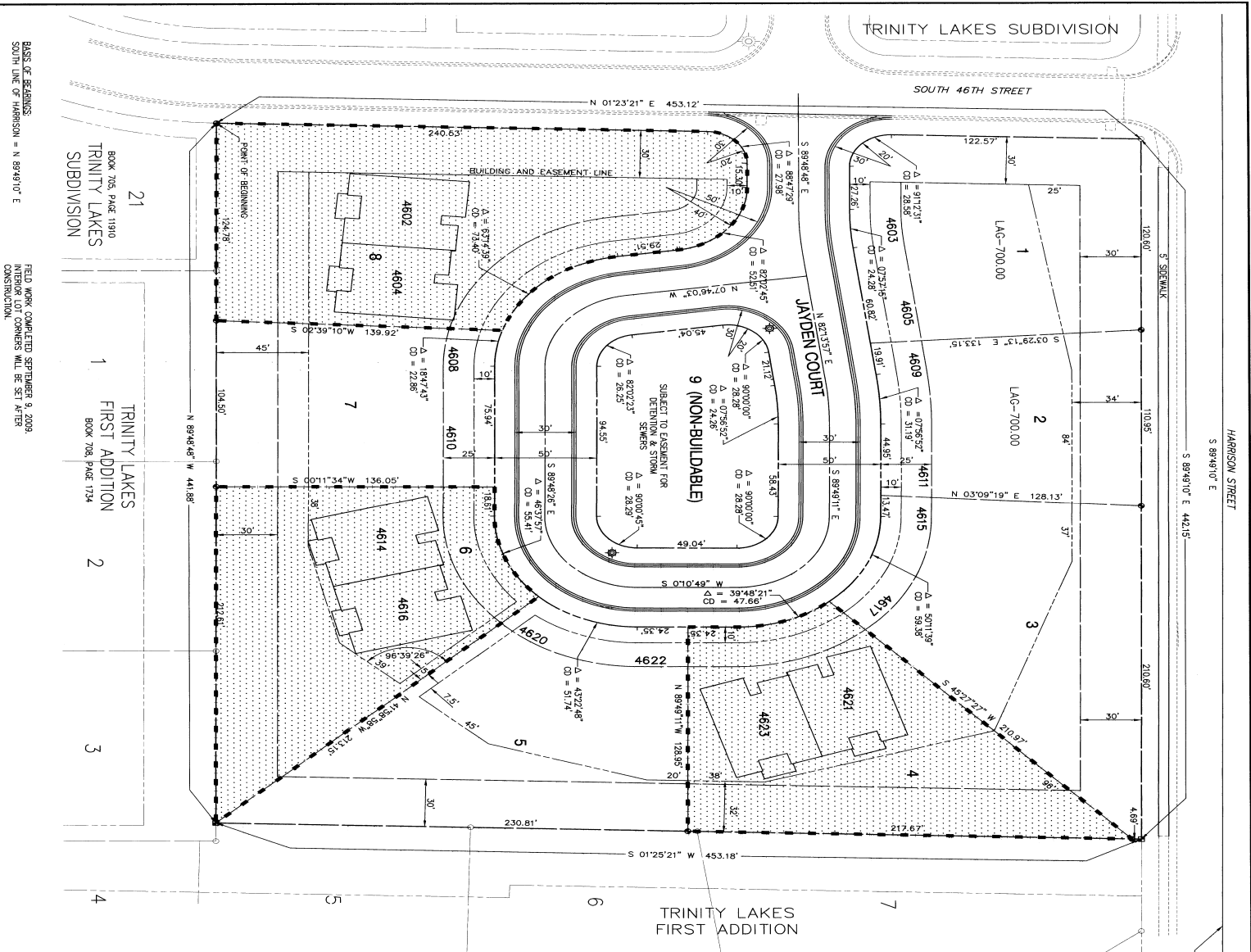
Legal Description of Additional Land:

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. LINES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
2. MEASUREMENTS ARE IN FEET.
3. CONTAINS OF THE RECORD PLANNED DEVELOPMENT.
4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

LEGEND

INITIAL CONDOMINIUMS	0.484 ACRES
AMENDMENT 1 - LOT 8	0.431 ACRES
AMENDMENT 2 - LOT 4	1.575 ACRES
TOTAL	2.490 ACRES

SECTION LINE

PROPERTY LINE

LOT LINE

STREET LINE

EDGE OF PARCELS

CENTERLINE

EASEMENT

BUILDING SETBACK

CHRG AND GUTTER

UNIT AND STREET NUMBER

CONDOMINIUM LIMITS

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 709 of Page 1997 in the Office of the Adams County Recorder of Deeds, containing 1.575 acres, more or less.

TABLE OF AREAS

INITIAL CONDOMINIUMS	0.484 ACRES
AMENDMENT 1 - LOT 8	0.431 ACRES
AMENDMENT 2 - LOT 4	1.575 ACRES
TOTAL	2.490 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 702.05

AMENDMENT 2

JAYDEN COURT CONDOMINIUMS

1.575 ACRES

DESIGNED

FIELD JCC/MMWJ

PROJECT NO. 08-0016

DRAWN

JEB/C.H.H.

NOTES

2/17/11

3/10/14/20

FILE NO. 08-0016

SCHUBERT D1-1

3/10/14/20

CHECKED

DATE

SEPT 2009

SCALE

1" = 30'

NO APPR

REVISION

DESCRIPTION

DATE

FULL SCALE DRAWING IS 22"x 34"

PROFESSIONAL LAND SURVEYOR

JOHN E. BASINGER

DATE

7-17-09

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766

LICENSE EXPIRATION DATE: NOVEMBER 30, 2010

KLINGENBERG

ENGINEERS - ARCHITECTS - SURVEYORS

1000 N. 1st Street, Suite 100, Springfield, IL 62761

Ph: 618.223.8871 Fax: 618.223.8872

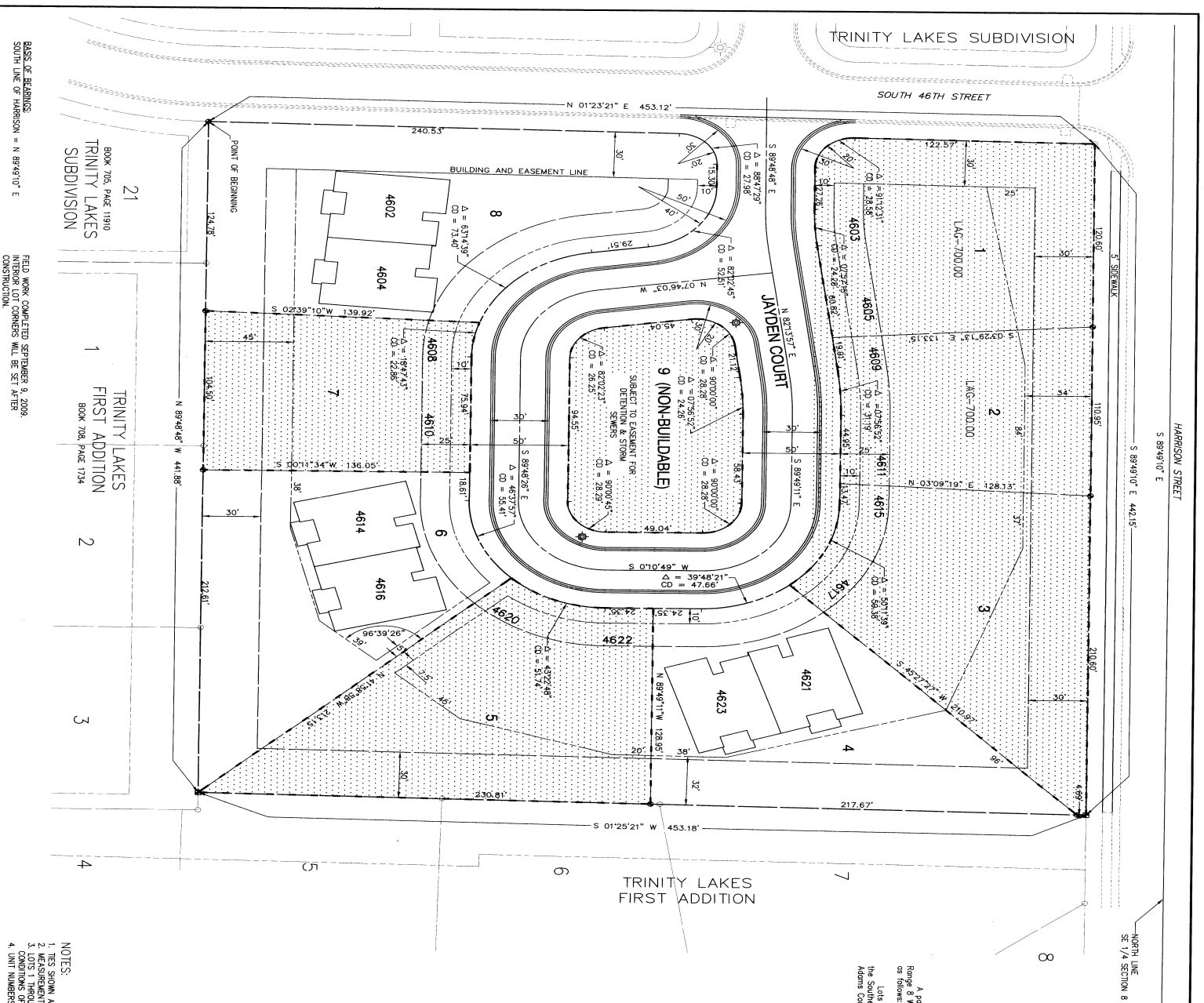
Ph: 618.223.8873 Fax: 618.223.8874

Ph: 618.223.8875 Fax: 618.223.8876

Ph: 618.223.8877 Fax: 618.223.8878

Ph: 618.223.8879 Fax: 618.223.8880

www.klingenberg.com



NOTES:

1. TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
2. MEASUREMENTS ARE IN FEET.
3. CONDITIONS OF THE RECORD PLANNED DEVELOPMENT.
4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

LEGEND

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

AMENDMENT 2

JAYDEN COURT CONDOMINIUMS

DESIGNER: BRIAN SCHUETTE

DATE: 9-17-09

PROFESSIONAL LAND SURVEYOR NO. 2766

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766

LICENSE EXPIRATION DATE: NOVEMBER 30, 2010

KLINGNER ASSOCIATES P.C.

Engineers • Architects • Surveyors

1000 West Lake Street, Suite 100, Naperville, IL 60563
P: 630.222.8000 F: 630.222.8001
P: 630.222.8002 F: 630.222.8003
P: 630.222.8004 F: 630.222.8005
P: 630.222.8006 F: 630.222.8007
P: 630.222.8008 F: 630.222.8009
P: 630.222.8010 F: 630.222.8011
www.klingner.com

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 UNINCORPORATED CONDOMINIUMS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 09 OF 27A, COMMUNITY PANEL NO. 700010086, DATED NOVEMBER 15, 1985.

BENCHMARKS:

1. CHISELED "X" FLANGE BOLT FIRE HYDRANT NORTHEAST CORNER 46TH & HARRISON STREETS - ELEV 698.96
2. CHISELED "X" EAST FIRE HYDRANT IN JAYDEN COURT - ELEV 704.19
3. CHISELED "X" WEST FIRE HYDRANT IN JAYDEN COURT - ELEV 703.05

DESCRIPTION

Part of the Southwest Quarter of Section 8 in Township 2 South of the Base Line and in Range 4 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 Southwest Quarter of said Section 8 as recorded in Book 709 of Page 1987 in the Office of the Adams County Recorder of Deeds.

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

North Arrow

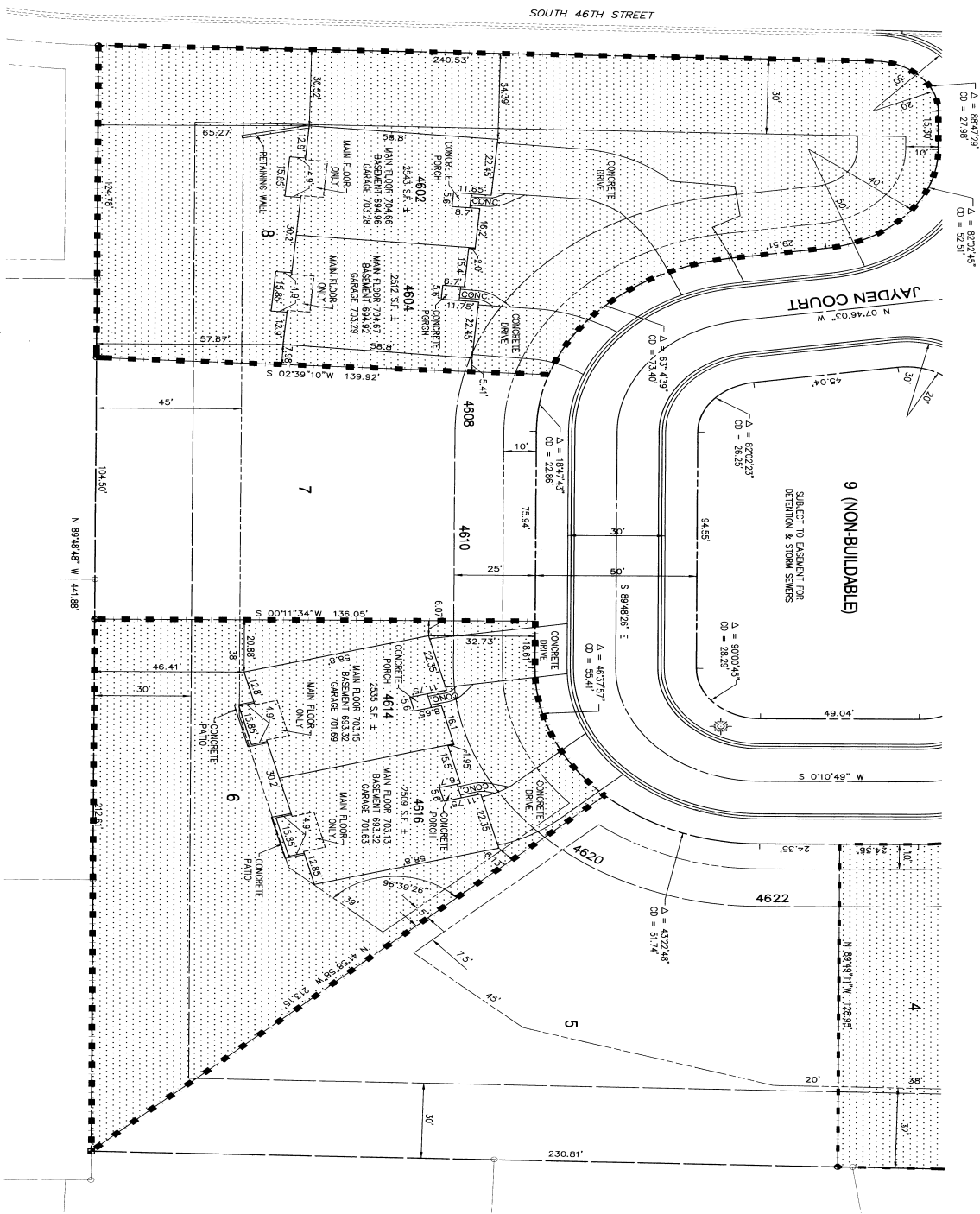
Scale 1" = 30'

DESIGNED	DRAWN	CHECKED	DATE	REVISION	DESCRIPTION	DATE
JCC/MWJ	JEB/CJH		SEPT 2009			
PROJECT NO. 08-0016	FILE NO. EXHIBITE-Sept09	SCALE 1" = 30'				
FULL SCALE DRAWING IS 22"x 34"						

EXHIBIT E
REMAINING PROPERTY
TO BE ADDED
AMENDMENT 2

JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

SHEET NO.
1/1



AMENDMENT 2
JAYDEN COURT CONDOMINIUMS

1.375 ACRES

BENCHMARKS:

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

I HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF JAYDEN COURT CONDOMINIUMS AMENDMENT 2 WAS PREPARED BY ME OR 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 DERIVED FOR UNINCORPORATED AREAS OF ADAMS COUNTY, ILLINOIS. THE SPECIAL FLOOD HAZARD AREA DERIVED FOR UNINCORPORATED AREAS OF ADAMS COUNTY, ILLINOIS, HAS BEEN DATED NOVEMBER 15, 1985.

JAMES E. BASINGER, LAND SURVEYOR NO. 2766
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010
DATE: 9-17-09

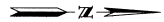


- NOTES:**
1. LOTS SHOWN ARE TO EXISTING FOUNDATION WALLS.
 2. LOTS SHOWN ARE TO EXISTING FOUNDATION WALLS.
 3. LOTS 1 THROUGH 9 ARE SUBJECT TO THE CONDITIONS OF THE RECORD PLANNED DEVELOPMENT.
 4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

CONDOMINIUM LIMITS



20 10 0 20
SCALE 1" = 20'



THIS DRAWING HAS BEEN CONSIDERED TO BE A STANDARD SCALE DRAWING. A GRAPHIC SCALE IS PROVIDED FOR INTERPRETATION OF REDUCED DIMENSIONS. SCALE AND DIMENSIONS ARE GIVEN IN FEET AND INCHES.

Sheet 1 of 3 Page 1 of 3

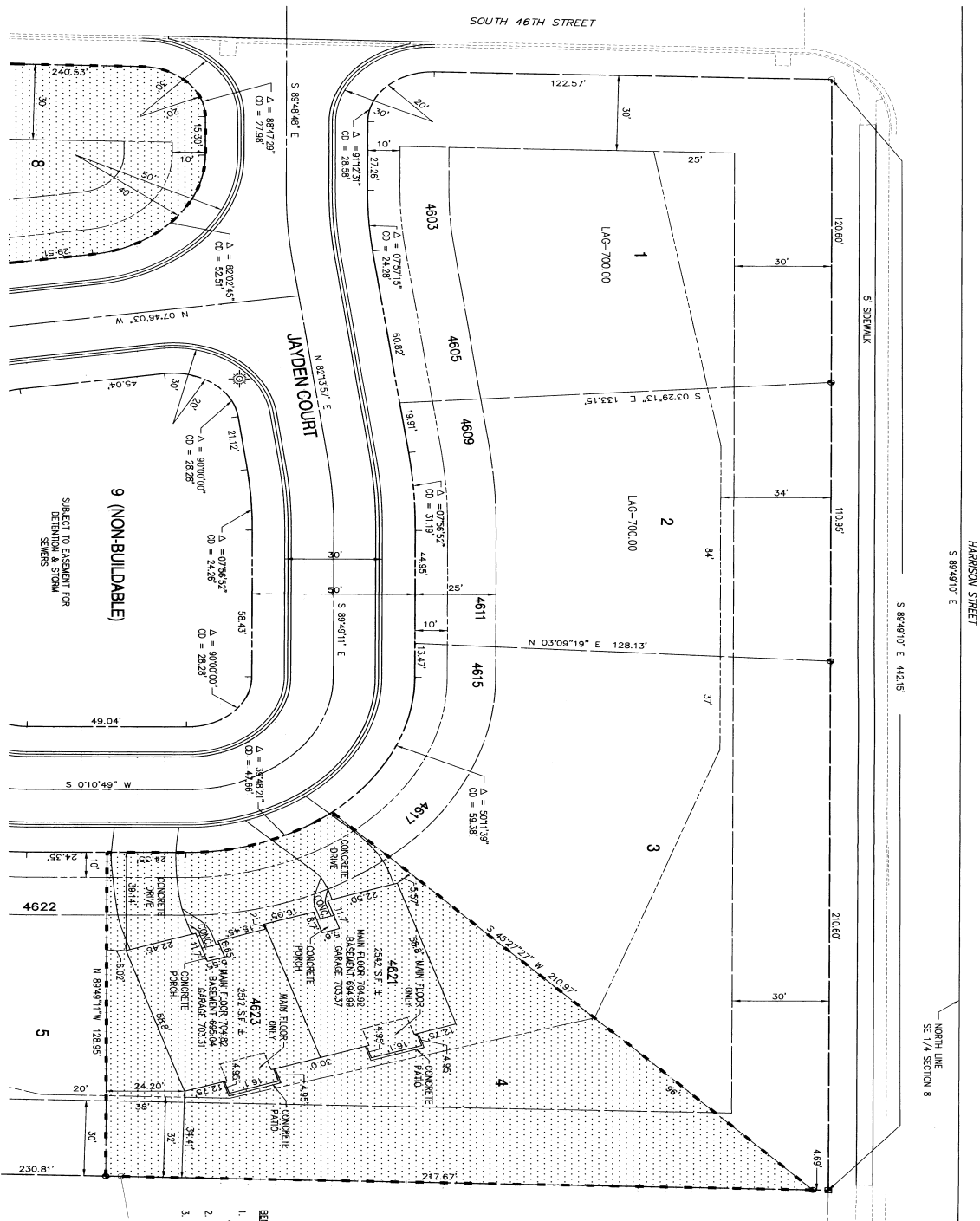
DESIGNED	DRAWN	CHECKED	DATE	SCALE	FILE NO.	REVISION	DESCRIPTION	DATE
JCC/MWF	217/15	217/15	SEPT 2009	1" = 20'	EXHIBIT D-3	1	FULL SCALE DRAWING IS 22" x 34"	
PROJECT NO.	JCC/MWF	217/15	217/15	217/15	217/15	217/15	217/15	217/15
08-0016	08-0016	08-0016	08-0016	08-0016	08-0016	08-0016	08-0016	08-0016

EXHIBIT D
EXISTING UNITS
AMENDMENT 2

JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

SHEET NO.
3/3

KLINGNER ASSOCIATES P.C.
Engineers • Architects • Surveyors
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1600 North State Street, Chicago, IL 60610
Tel: (312) 221-2000 Fax: (312) 221-2002
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AMENDMENT 2 JAYDEN COURT CONDOMINIUMS 1.575 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS. THIS EXHIBIT WAS 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 ILLINOIS BY THE FLOOD INSURANCE RATE MAP PANEL NO. 17001 (08) B, DATED NOVEMBER 15, 1985.

DATE: 1-17-09
JAYDEN COURT
JAYDEN COURT
JAYDEN COURT



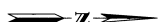
- NOTES:
1. TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
 2. MEASUREMENTS ARE IN FEET.
 3. LOT 9 THROUGH 9 WAS SUBJECT TO THE CONDOMINIUMS OF THE CONDOMINIUMS OF THE CONDOMINIUMS.
 4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.

- BOUNDARIES:
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

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

LEGEND

SCALE 1" = 20'



THIS DRAWING HAS BEEN CONSTRUCTED TO THE STANDARD SCALE INTENT. A GRAPHIC SCALE IS PROVIDED FOR THE INTERPRETATION OF REDUCED SCALES. SCALE AND DIMENSIONS ARE IN FEET.

EXHIBIT D EXISTING UNITS AMENDMENT 2

JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

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

SHEET NO. 2/3

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