



2010R-09435

GEORGIA VOLM

ADAMS COUNTY CLERK/RECORDER

ADAMS COUNTY, ILLINOIS

RECORDED ON

09/27/2010 09:15 AM

REC FEE: 22.00

GIS RECORDER FEE: 1.00

GIS COUNTY FEE: 19.00

RHSP HOUSING FEE: 10.00

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR JAYDEN COURT CONDOMINIUMS**

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR JAYDEN COURT CONDOMINIUMS**

This Declaration, made and entered into this 23rd day of September, 2010, 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, and the Second Amendment to Declaration of Condominium for Jayden Court Condominiums dated October 1, 2009 and recorded on October 6, 2009 in the Recorder's Office of Adams County, Illinois, in Book 709, page 12419 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 7 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 0.318 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 4608 and 4610.

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.

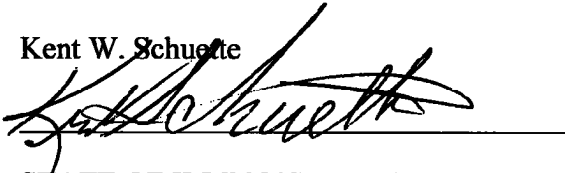
7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Brian T. Schuette and Kent W. Schuette as Developer, have caused their signatures to be affixed hereunto, this 23rd day of September, 2010.

Brian T. Schuette



Kent W. Schuette



STATE OF ILLINOIS)

) ss.

COUNTY ADAMS)

I, Rebecca L. Owsley, a Notary Public in and for the above County and State, do hereby certify that Brian T. Schuette and Kent W. Schuette, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23 day of September, 2010.

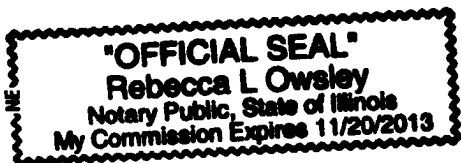

Notary Public

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, 7 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 1.893 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

Unit 4608 of Jayden Court Condominiums

Unit 4610 of Jayden Court Condominiums

EXHIBIT B

Unit	Percentage of Ownership Interest in the Common Elements
4614	12.5%
4616	12.5%
4602	12.5%
4604	12.5%
4621	12.5%
4623	12.5%
4608	12.5%
4610	12.5%
TOTAL	100%

X

EXHIBIT D

[see attached]

X

EXHIBIT E

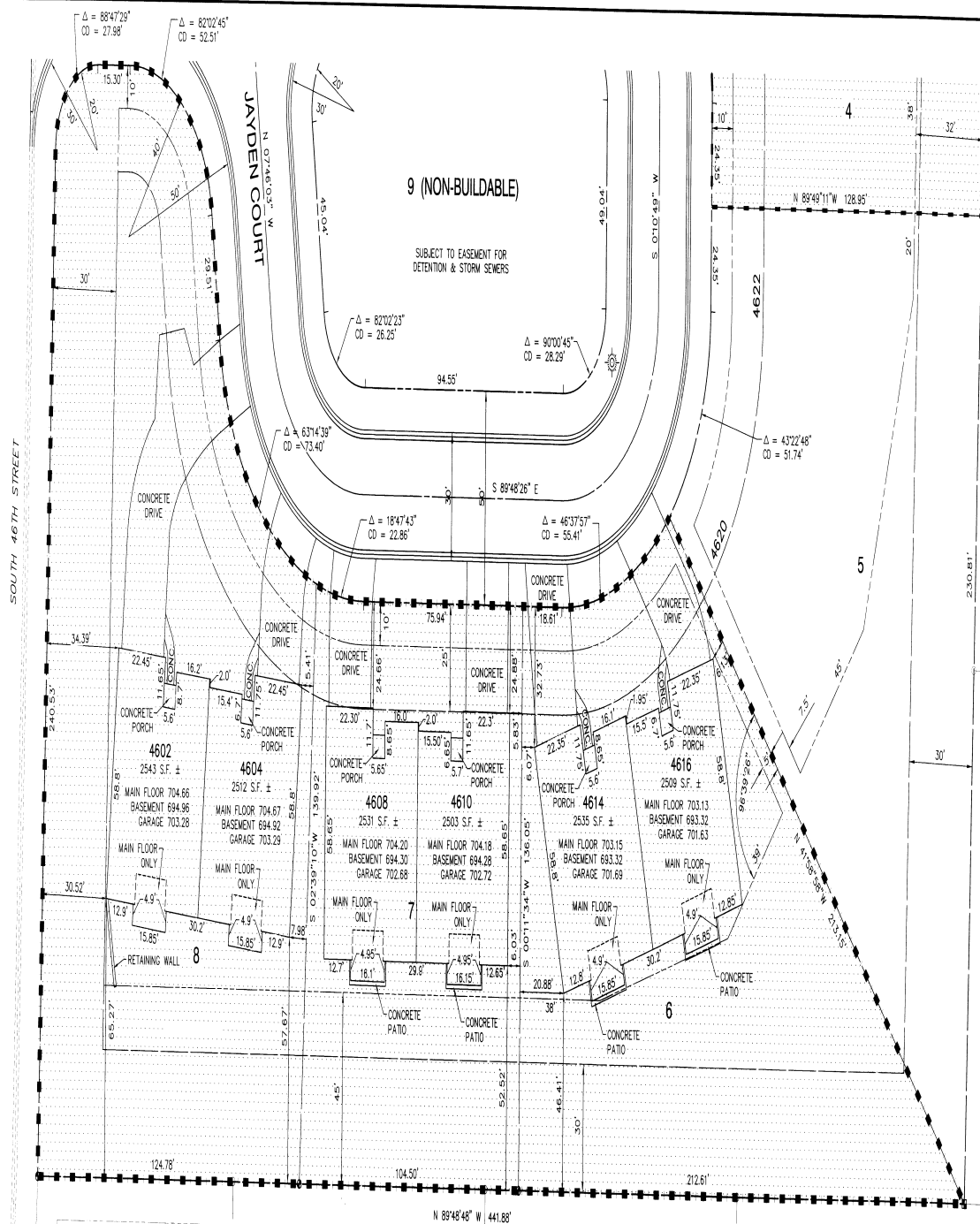
Legal Description of Additional Land:

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, 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]



THE DRAWING HAS BEEN CONSTRUCTED TO THE STANDARD SCALE NOTED. A GRAPHIC SCALE IS PROVIDED FOR INTERPRETATION OF REDUCED DRAWINGS. SCALE ANY DRAWING WITH CAUTION.

[illegible]

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

NOTES:

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

BASIS OF BEARINGS:

SOUTH LINE OF HARRISON = N 89°49'10" E

FIELD WORK COMPLETED MARCH 3, 2010. INTERIOR LOT CORNERS WILL BE SET AFTER CONSTRUCTION.

DESIGN FIRM NO. 184-2738

KLINGNER
& ASSOCIATES, P.C.

Engineers • Architects • Surveyors

■ 616 North 24th Street, Quincy, IL
Ph (217) 223-5670 • Fax (217) 223-5680

■ 4510 Paris Gravel Road, Harmond, MD
Ph (573) 221-0020 • Fax (573) 221-0011

■ 610 N. 4th Street, Suite 100, Burlington, IA
Ph (319) 753-1636 • Fax (319) 753-3660

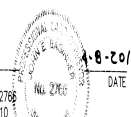
■ 40 North Prairie Street, Galesburg, IL
Ph (309) 342-4342 • Fax (309) 344-578

Internet Address:
www.kingsco.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 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. BASINGER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2766
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010



4-8-2010

DATE _____

EXHIBIT D
EXISTING UNITS
AMENDMENT 3

SHEET NO.

3/3

TRINITY LAKES SUBDIVISION

HARRISON STREET

S 89°49'10" E

S 89°49'10" E 442.15'

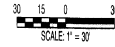
NORTH LINE
SE 1/4 SECTION 8



2010R 09435
ADAMS COUNTY CLERK & RECORDER
CLERK'S OFFICE, 111 N. 2ND ST.
MICHIGAN, IL 60110
PH: (773) 234-1510
FAX: (773) 234-1511
WWW.ADCOR.IL.GOV

File

THIS DRAWING HAS BEEN CONSTRUCTED TO THE STANDARD SCALE NOTED. A GRAPHIC SCALE IS PROVIDED FOR INTERPRETATION OF REDUCED DRAWINGS. SCALE ANY DRAWING WITH CAUTION.



DESCRIPTION

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LEGEND

SECTION LINE	_____
PROPERTY LINE	_____
LOT LINE	_____
STREET LINE	_____
EDGE OF PAVEMENT	_____
CENTERLINE	_____
EASEMENT	_____
BUILDING SETBACK	_____
CURB AND GUTTER	_____
UNIT AND STREET NUMBER	3032
CONDOMINIUM TO BE ADDED	_____

BENCHMARKS:

- CHISELED "4" FLANGE BOLT FIRE HYDRANT NORTHEAST CORNER 46TH & HARRISON STREETS - ELEV 698.86
- CHISELED "4" EAST FIRE HYDRANT IN JAYDEN COURT - ELEV 704.19
- CHISELED "4" WEST FIRE HYDRANT IN JAYDEN COURT - ELEV 703.05

AMENDMENT 3
JAYDEN COURT CONDOMINIUMS

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



SURVEYED FOR: BRIAN SCHUETTE

DESIGN FIRM NO. 184-2738

KLINGNER
ASSOCIATES, P.C.
Engineers • Architects • Surveyors
111 North 2nd Street, Quincy, IL PH: (217) 223-3800
4010 Park Grand Plaza, Hammond, IN PH: (217) 223-4000
1010 N. 4th Street, Suite 100, Burlington, IA PH: (319) 753-1000
41 North Plains Street, Galesburg, IL PH: (309) 341-0101
Internet Address: www.klingner.com

NOTES:

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- MEASUREMENTS ARE IN FEET.
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JAYDEN COURT CONDOMINIUMS
BRIAN SCHUETTE, DEVELOPER

EXHIBIT E
REMAINING PROPERTY
TO BE ADDED
AMENDMENT 3

SHEET NO.

1/1