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Tx:4005919

**2010R-09492**

**GEORGIA VOLM**

**ADAMS COUNTY CLERK/RECORDER**

**ADAMS COUNTY, ILLINOIS**

**RECORDED ON**

**09/28/2010 09:41 AM**

**REC FEE: 22.00**

**GIS RECORDER FEE: 1.00**

**GIS COUNTY FEE: 19.00**

**RHSP HOUSING FEE: 10.00**

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

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

This Declaration, made and entered into this 24<sup>th</sup> 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, and the Third Amendment to Declaration of Condominium for Jayden Court Condominiums dated September 23, 2010 and recorded on September 27, 2010 in the Recorder's Office of Adams County, Illinois, in ~~Book Doc. #~~, page 2010R-09435 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 5 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 0.487 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 4620 and 4622.

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.

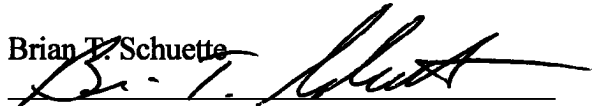
5. Exhibit E of the Declaration is hereby amended by substituting therefor Exhibit E attached hereto.

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 24<sup>th</sup> day of September, 2010.

Brian T. Schuette



Kent W. Schuette



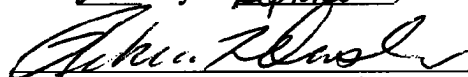
STATE OF ILLINOIS )

) 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 24<sup>th</sup> 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, 5, 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 2.380 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

Unit 4620 of Jayden Court Condominiums

Unit 4622 of Jayden Court Condominiums

## EXHIBIT B

Unit	Percentage of Ownership Interest in the Common Elements
4614	10%
4616	10%
4602	10%
4604	10%
4621	10%
4623	10%
4608	10%
4610	10%
4620	10%
4622	10%
TOTAL	100%

## 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, 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.

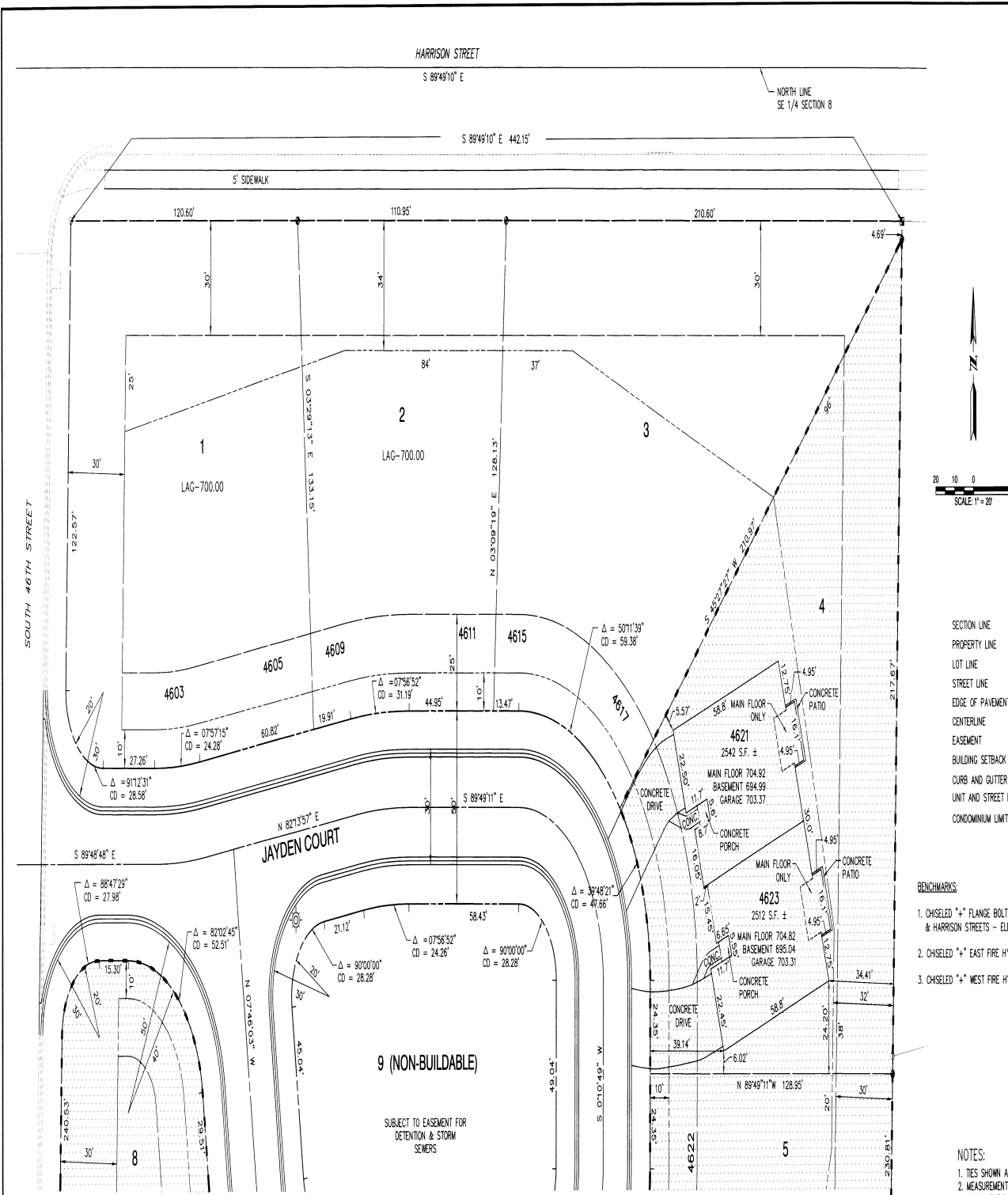
### **Plat of Addition Land is attached hereto.**

[see attached plat]

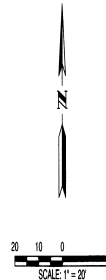




P:\JL\Res\080016\Condominium\Plan\Exhibit402-Sept10.dwg, 9/29/2010 9:53:37 AM, -3P, 1:20



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.



### LEGEND

SECTION LINE	_____
PROPERTY LINE	_____
LOT LINE	_____
STREET LINE	_____
EDGE OF PAVEMENT	_____
CENTERLINE	_____
EASEMENT	_____
BUILDING SETBACK	_____
CURB AND GUTTER	_____
UNIT AND STREET NUMBER	3832
CONDOMINIUM LIMITS	_____

### BENCHMARKS:

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

### NOTES:

- TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS.
- MEASUREMENTS ARE IN FEET.
- LOTS 1 THROUGH 9 ARE SUBJECT TO THE CONDITIONS OF THE RECORD PLANNED DEVELOPMENT.
- 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 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.

### BASES OF BEARINGS:

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

FIELD WORK COMPLETED SEPTEMBER 2, 2010.  
INTERIOR LOT CORNERS WILL BE SET AFTER CONSTRUCTION.

DESIGN FIRM NO. 184-2738

**KLINGNER**  
& ASSOCIATES, P.C.

Engineers • Architects • Surveyors

616 North 2nd Street, Quincy, IL Ph (217)223-3070 Fax (217)223-3003  
4510 Park Grand Street, Hannibal, MO Ph (572)221-0020 Fax (572)221-0012  
811 N. 4th Street, Suite 102, Burlington, IA Ph (319)753-1038 Fax (319)753-3005  
44 North Prairie Street, Galesburg, IL Ph (309)241-4042 Fax (309)241-3791  
Internet Address: [www.klingner.com](http://www.klingner.com)

*John E. Basinger*  
JOHN E. BASINGER

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2786  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010

9-9-10  
DATE

## AMENDMENT 4 JAYDEN COURT CONDOMINIUMS

2.380 ACRES

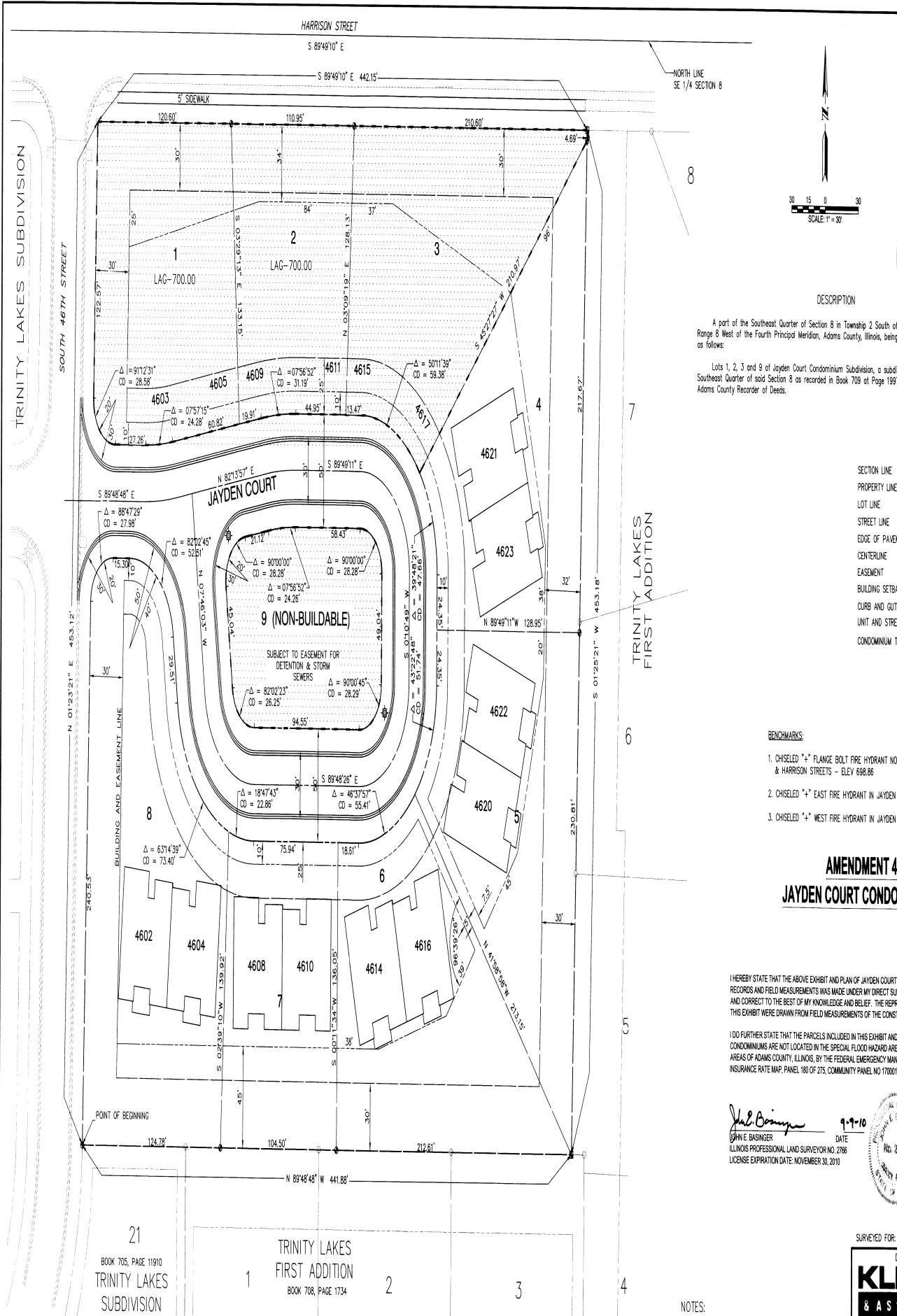
JAYDEN COURT CONDOMINIUMS  
BRIAN SCHUETTE, DEVELOPER

EXHIBIT D  
EXISTING UNITS  
AMENDMENT 4

SHEET NO.

2/3





2010R-09497  
REVISED 10-10-10  
ADAMS COUNTY CLERK/RECORDER  
ADAMS COUNTY, ILLINOIS  
RECEIVED  
SEP 22 2010 PM 11:48  
REC'D: 22-9  
425 N. KANSAS ST., 2ND FL.  
ADAMS COUNTY, ILL. 62401  
SHERRILL HENNINGER, REC. CLERK

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.



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 1, 2, 3 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.

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

BENCHMARKS:

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- CHISELED "X" EAST FIRE HYDRANT IN JAYDEN COURT - ELEV 704.19
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AMENDMENT 4  
JAYDEN COURT CONDOMINIUMS

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*John E. Basinger*  
JOHN E. BASINGER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2786  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010



SURVEYED FOR: BRIAN SCHUETTE

DESIGN FIRM NO. 184-2738  
**KLINGNER & ASSOCIATES, P.C.**  
Engineers • Architects • Surveyors  
184 North 24th Street, Quincy, IL 62450-3601 Ph (217) 223-3671 Fax (217) 223-3601  
4010 Park Grove Road, Normal, IL 61761 Ph (217) 223-4000 Fax (217) 223-4001  
1810 N. 4th Street, Suite 100, Burlington, IA Ph (319) 393-1939 Fax (319) 393-3665  
44 North Prairie Street, Galena, IL Ph (309) 462-4440 Fax (309) 462-4701  
Internet Address: [www.klingner.com](http://www.klingner.com)

NOTES:

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BASIS OF BEARINGS:  
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FIELD WORK COMPLETED SEPTEMBER 2, 2010.  
INTERIOR LOT CORNERS WILL BE SET AFTER CONSTRUCTION.

DESIGNED	DRAWN	CHECKED	DATE	REVISION	DESCRIPTION	DATE
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	1		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	2		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	3		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	4		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	5		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	6		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	7		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	8		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	9		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	10		
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MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	99		
MMW/JCB	MMW/JCB	MMW/JCB	SEPT 2010	100		

EXHIBIT E  
REMAINING PROPERTY  
TO BE ADDED  
AMENDMENT 4