

  
Larry D. Ehmen, County Recorder

Schmiedeskamp, Robertson

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
JEROME KALMER CONDOMINIUM**

This Second Amendment to Declaration is made and entered into this 16<sup>th</sup> day of April, 2003, by K & H Developers, LLC, an Illinois limited liability company, having its principal offices at 331 South 36<sup>th</sup> Street, Suite #1, Quincy, Illinois ("Developer").  
WITNESSETH:

WHEREAS, by a Declaration of Condominium of Jerome Kalmer Condominium dated October 31, 2000 and recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on November 2, 2000, in Book 83 of Miscellaneous Records at Page 439, as amended by the Amendment to Declaration of Condominium of Jerome Kalmer Condominium dated November 29, 2000 and recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on November 30, 2000, in Book 93 of Miscellaneous Records at Page 459 (as so amended, the "Declaration"), the Developer submitted certain real estate therein described to the provisions of the Illinois Condominium Property Act; and

WHEREAS, Exhibits A-1 and D of the Declaration all referenced, in describing the Units, the Plat of Jerome Kalmer Condominium recorded in Book 15 of Plats at Page 1409 in the Recorder's Office of Adams County, Illinois; and

WHEREAS, the legal description contained in the Plat of Jerome Kalmer Condominium as recorded in Book 15 of Plats at Page 1409 was in error but has been corrected by a Corrected Plat of Jerome Kalmer Condominium, recorded in Book 15 of Plats at Page 1418 in the Recorder's Office of Adams County, Illinois and the Corrected Plat has been further modified by dividing Unit #4 into Unit #4A, #4B and #6 as shown on the Revised Plat of Jerome Kalmer Condominium, recorded in Book 610 at Page 1392 in the Recorder's Office of Adams County, Illinois; and

WHEREAS, Developer wishes to amend Exhibit A-1, B and D of the Declaration to conform the same to the Revised Plat of Jerome Kalmer Condominium as aforesaid.

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

1. Exhibit A-1 of the Declaration is hereby amended by deleting Exhibit A-1 as set forth therein and by substituting therefore Exhibit A-1 which is attached hereto.
2. Exhibit B of the Declaration is hereby amended by deleting Exhibit B as set forth therein and by substituting therefore Exhibit B which is attached hereto.

3. Exhibit D of the Declaration is hereby amended by deleting Exhibit D as set forth therein and by substituting therefore Exhibit D which is attached hereto.

4. Other than the modifications herein above provided, the Declaration shall continue in full force and effect and all remaining provisions of the Declaration are incorporated herein and are hereby modified or supplemented to the extent necessary to conform herewith and in all other respects shall be and continue in full force and effect. This Amendment shall be effective as of the date the Declaration was originally signed, being October 31, 2000, as if the Exhibits attached hereto had been included and had been part of the Declaration executed on that date.

**EXHIBIT A-1**

Units 1, 2, 3, 4A, 4B, 5 and 6 of Jerome Kalmer Condominium, as delineated on the Revised Plat of Survey of Jerome Kalmer Condominium, and legally described as follows:

A tract of land being a part of Lot 1 of Marion Speckhart Subdivision being part of the Northwest Quarter of Section Five (5) in Township Two (2) South, Range Eight (8) West of the Fourth Principal Meridian in the City of Quincy, Adams County, Illinois, being more fully described as follows:

Commencing at an iron pin marking the Northwest Corner of said Lot 1; thence North 89 degrees 35 minutes 53 seconds East 69.31 feet; thence South 00 degrees 24 minutes 07 seconds East 11.95 feet to the point of beginning being the Northwest corner of the foundation wall of the building located thereon; thence North 89 degrees 34 minutes 57 seconds East along said North foundation wall 265.00 feet to a corner of said foundation wall; thence South 00 degrees 25 minutes 03 seconds East 138.7 feet to a corner of said foundation wall; thence South 89 degrees 34 minutes 57 seconds West 80.10 feet to a corner of said foundation wall; thence North 00 degrees 25 minutes 03 seconds West 68.70 feet to a corner of said foundation wall; thence South 89 degrees 34 minutes 57 seconds West 184.90 feet to a corner of said foundation wall; thence North 00 degrees 25 minutes 03 seconds West 70.00 feet returning to the point of beginning containing 24,052.870 square feet, more or less, and being subject to any easements and rights of way apparent or of record together with a ten (10) foot access easement for ingress and egress over and across land adjacent thereto, all as shown and located on the Corrected Plat of Jerome Kalmer Condominium recorded in Book 15 of Plats at Page 1418 in the Recorder's Office of Adams County, Illinois and referenced as Exhibit D to the Declaration of Condominium made by K & H Developers, LLC, an Illinois limited liability company, which Declaration of Condominium was recorded in the Office of the Recorder of Deeds of Adams County, Illinois in Book 93 of Miscellaneous at Page 439 and amended by an Amendment to Declaration of Condominium of Jerome Kalmer Condominium recorded in the office of the Recorder of Deeds of Adams County, Illinois in Book 93 of Miscellaneous at Page 459.

**EXHIBIT B**

<u>Unit</u>	<u>Percentage of Ownership Interest in the Common Elements</u>
1	12.26%
2	12.38%
3	12.44%
4A	8.15%
4B	7.13%
5	23.05%
6	24.59%

**EXHIBIT D**

Revised Plat of Survey of Jerome Kalmer Condominium recorded in Book 610 at Page 1392 in the Office of the Recorder of Deeds, Adams County, Illinois, which Plat is incorporated herein by reference thereto.