

THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM OF IRISH HILLS CONDOMINIUM

This Declaration made and entered into this 29th day of April, 1993, by William J. Schlipman, Sharon K. Schlipman, John P. Schlipmann and Jacqueline D. Schlipmann, having their principal offices at 231 North Sixth Street, Quincy, Illinois, hereinafter referred to as "Developer", WITNESSETH:

WHEREAS, by Declaration of Condominium of Irish Hills Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on November 7, 1991, as Document No. 90396, the Developer submitted certain real estate therein described to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration reserves unto 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 to add to the condominium created by the Declaration all or any portion of the Additional Land (as defined in the Declaration); and

WHEREAS, by a First Amendment to Declaration of Condominium of Irish Hills Condominium dated September 23, 1992, recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on September 28, 1992, as Document No. 100505, (the "First Amendment to Declaration"), and Second Amendment to Declaration of Condominium of Irish Hills Condominium dated December 31, 1992, recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on January 4, 1993, as Document No. 00070 (the "Second Amendment to Declaration"), the Developer annexed and added to the Parcel and Property a certain portion of the Additional Land as more fully described therein; and

WHEREAS, the Developer now desires to annex and add to said Parcel and Property and to submit to the provisions of the Act and the Declaration additional portions of the Additional Land (the "Additional Property") described in Part II of Exhibit A attached hereto which Additional Property is a portion of said 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 part of the condominium in accordance with, and to be governed in all other respects by the terms and provisions of the Declaration.
2. Exhibit A of the Declaration, as amended by the First And Second Amendments to Declaration, is hereby amended by deleting Part 1 of said Exhibit A as set forth in the Second Amendment to Declaration and substituting therefore Part 1 of Exhibit A which is attached hereto.
3. Exhibit A-1 of the Declaration as amended by the First And Second Amendments to Declaration, is hereby amended by deleting said Exhibit A-1 as set forth in the Second Amendment to Declaration and substituting therefore the Exhibit A-1 which is attached hereto.
4. Exhibit B of the Declaration, as amended by the First And Second Amendments to Declaration, is hereby amended by deleting said Exhibit B as set forth in the Second Amendment to Declaration and substituting therefore the Exhibit B which is 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.
5. Exhibit D of the Declaration, as amended by the First And Second Amendments to Declaration, is hereby amended by deleting said Exhibit D as set forth in the Second Amendment to Declaration and substituting therefore the Exhibit D which is 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 the Units heretofore conveyed, all as set forth in the Declaration.

EXHIBIT A

Part I: A part of Lot 1 of IRISH HILLS, a subdivision of a part of the Northwest Quarter of Section 5 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, said part being more particularly bounded and described as follows:

Beginning at the Southwest corner of said IRISH HILLS, said corner also being a point on the North line of Maine Street, thence North 00 degrees 34 minutes 02 seconds East along the West line of said subdivision a distance of 87.39 feet, thence along said West line North 44 degrees 27 minutes 33 seconds West 460.51 feet, thence North 00 degrees 30 minutes 41 seconds East along said West line 35.14 feet, thence South 89 degrees 43 minutes 33 seconds East parallel with the North line of said subdivision a distance of 306.31 feet, thence South 00 degrees 16 minutes 27 seconds West 54.93 feet to a point on the right of way of Dublin Drive, a street in said subdivision, thence following a circular arc to the left having a central angle of 172 degrees 05 minutes 49 seconds and a radius of 50.00 feet a distance along said arc of 150.18 feet, thence South 81 degrees 49 minutes 22 seconds East along said street right of way 189.10 feet, thence South 15 degrees 13 minutes 05 seconds West 122.20 feet, thence South 74 degrees 53 minutes 04 seconds East 83.14 feet to a point on the Westerly line of said Dublin Drive, thence along the westerly line of said street following a circular arc to the left having a central angle of 12 degrees 44 minutes 30 seconds and radius of 181.20 feet a distance along said arc of 40.30 feet, thence South 15 degrees 59 minutes 22 seconds East along said West line a distance of 32.05 feet, thence along said West line following a circular arc to the right having a central angle of 33 degrees 00 minutes and radius of 175.00 feet a distance along said arc of 100.79 feet, thence South 17 degrees 00 minutes 38 seconds West along said West line a distance of 38.37 feet, thence along said West line following a circular arc to the right having a central angle of 98 degrees 30 minutes and a radius of 20 feet a distance along said arc of 34.38 feet to a point on the North line of the aforesaid Maine Street, thence North 64 degrees 29 minutes 22 seconds West along said North line 208.74 feet to the point of beginning, containing 2.787 acres;

Together with a part of Lot 1 of IRISH HILLS, a subdivision of a part of the Northwest Quarter of Section 5 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, said part being more particularly bounded and described as follows:

Commencing at the Southeast corner of said IRISH HILLS, said corner also being a point on the North line of Maine Street, thence North 00 degrees 18 minutes 21 seconds East along the East line of said subdivision a distance of 348.46 feet to the true point of beginning, thence from said true point of beginning North 87 degrees 11 minutes 55 seconds West 196.79 feet, thence South 11 degrees 10 minutes 13 seconds West 37.10 feet, thence South 74 degrees 00 minutes 38 seconds West 18.15 feet to a point on the East line of Dublin Drive, a street in said subdivision, thence following a circular arc to the right having a central angle of 35 degrees 30 minutes and a radius of 131.20 feet a distance along said arc of 81.29 feet, thence following a circular arc to the left having a central angle of 35 degrees 16 minutes 52 seconds and a radius of 100.00 feet a distance along said arc of 61.58 feet, thence North 74 degrees 13 minutes 46 seconds East 43.80 feet, thence North 89 degrees 00 minutes 29 seconds East 175.30 feet to a point on the East line of said subdivision, thence South 00 degrees 18 minutes 21 seconds West along said East line 123.69 feet to the true point of beginning, containing 0.600 acres.

Both portions together comprising 3.387 acres, all situated in Adams County, Illinois, which Plat of Survey of said condominium is recorded in Book 15 of Plats at Page 58, in the Recorder's Office of Adams County, Illinois, and referenced as Exhibit D to the Declaration of Condominium made by William J. Schlipman, Sharon K. Schlipman, John P. Schlipmann and Jacqueline D. Schlipmann recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records at Page 1568, as amended by the First Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records at Page 2075; and as further amended by the Second Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records, at Page 2210; and as further amended by the Third Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records, at Page 2339.

Part II: A part of Lot 1 of IRISH HILLS, a subdivision of a part of the Northwest Quarter of Section 5 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, said part being more particularly bounded and described as follows:

Commencing at the Southwest corner of said IRISH HILLS, said corner also being a point on the North line of Maine Street, thence North 00 degrees 34 minutes 02 seconds East along the West line of said subdivision a distance of 87.39 feet, thence North 44 degrees 27 minutes 33 seconds West along the West line of said subdivision 188.10 feet to the true point of beginning, said true point of beginning also being the Southwest corner of the area added by the First Amendment to IRISH HILLS CONDOMINIUM, thence from said true point of beginning continuing North 44 degrees 27 minutes 33 seconds West along said West line 272.41 feet, thence North 00 degrees 30 minutes 41 seconds East along said West line 35.14 feet, thence South 89 degrees 43 minutes 33 seconds East parallel with the North line of said subdivision a distance of 306.31 feet, thence South 00 degrees 16 minutes 27 seconds West 54.93 feet to a point on the right of way of Dublin Drive, a street in said subdivision, thence following a circular arc to the left having a central angle of 172 degrees 05 minutes 49 seconds and a radius of 50.00 feet a distance along said arc of 150.18 feet, thence South 55 degrees 44 minutes 29 seconds West along the West line of the area added by the First Amendment a distance of 130.91 feet to the true point of beginning, containing 0.989 Acres.

EXHIBIT A-1

Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 305, 306, 307, 401 and 402 of Irish Hills Condominium as delineated on the Plat of Survey of said Condominium, being a part of Lot 1 of Irish Hills, a subdivision of a part of the Northwest Quarter of Section 5 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, bounded and described as follows:

A part of Lot 1 of IRISH HILLS, a subdivision of a part of the Northwest Quarter of Section 5 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, said part being more particularly bounded and described as follows:

Beginning at the Southwest corner of said IRISH HILLS, said corner also being a point on the North line of Maine Street, thence North 00 degrees 34 minutes 02 seconds East along the West line of said subdivision a distance of 87.39 feet, thence along said West line North 44 degrees 27 minutes 33 seconds West 460.51 feet, thence North 00 degrees 30 minutes 41 seconds East along said West line 35.14 feet, thence South 89 degrees 43 minutes 33 seconds East parallel with the North line of said subdivision a distance of 306.31 feet, thence South 00 degrees 16 minutes 27 seconds West 54.93 feet to a point on the right of way of Dublin Drive, a street in said subdivision, thence following a circular arc to the left having a central angle of 172 degrees 05 minutes 49 seconds and a radius of 50.00 feet a distance along said arc of 150.18 feet, thence South 81 degrees 49 minutes 22 seconds East along said street right of way 189.10 feet, thence South 15 degrees 13 minutes 05 seconds West 122.20 feet, thence South 74 degrees 53 minutes 04 seconds East 83.14 feet to a point on the Westerly line of said Dublin Drive, thence along the westerly line of said street following a circular arc to the left having a central angle of 12 degrees 44 minutes 30 seconds and radius of 181.20 feet a distance along said arc of 40.30 feet, thence South 15 degrees 59 minutes 22 seconds East along said West line a distance of 32.05 feet, thence along said West line following a circular arc to the right having a central angle of 33 degrees 00 minutes and radius of 175.00 feet a distance along said arc of 100.79 feet, thence South 17 degrees 00 minutes 38 seconds West along said West line a distance of 38.37 feet, thence along said West line following a circular arc to the right having a central angle of 98 degrees 30 minutes and a radius of 20 feet a distance along said arc of 34.38 feet to a point on the North line of the aforesaid Maine Street, thence North 64 degrees 29 minutes 22 seconds West along said North line 208.74 feet to the point of beginning, containing 2.787 acres,

Together with a part of Lot 1 of IRISH HILLS, a subdivision of a part of the Northwest Quarter of Section 5 in Township 2 South of the Base Line and in Range 8 West of the Fourth Principal Meridian, Adams County, Illinois, said part being more particularly bounded and described as follows:

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Both portions together comprising 3.387 acres, all situated in Adams County, Illinois; which Plat of Survey of said condominium is recorded in Book 15 of Plats at Page 58, in the Recorder's Office of Adams County, Illinois, and referenced as Exhibit D to the Declaration of Condominium made by William J. Schlipman, Sharon K. Schlipman, John P. Schlipmann and Jacqueline D. Schlipmann recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records at Page 1568, as amended by the First Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records at Page 2075; and as further amended by the Second Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records, at Page 2210; and as further amended by the Third Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records, at Page 2339.

EXHIBIT B

UNIT	Percentage of Ownership Interest in the Common Elements
101	6.6666%
102	6.6666%
103	6.6666%
104	6.6666%
105	6.6666%
106	6.6666%
107	6.6666%
108	6.6666%
201	6.6666%
202	6.6666%
305	6.6666%
306	6.6666%
307	6.6666%
401	6.6666%
402	6.6666%

EXHIBIT D

Plat of Survey of Irish Hills Condominium recorded in Book 15 of Plats at Page 58, in the Office of the Recorder of Deeds, Adams County, Illinois, which Plat is incorporated herein by reference thereto.