

SEVENTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF IRISH HILLS CONDOMINIUM

This Declaration made and entered into this 12th day of September, 1994, 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"), and Third Amendment to Declaration of Condominium of Irish Hills Condominium dated April 28, 1993, recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on April 29, 1993, as Document No. 03673 (the "Third Amendment to Declaration"), and Fourth Amendment to Declaration of Condominium of Irish Hills Condominium dated July 27, 1993, recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on July 27, 1993, as Document No. 07179 ("the Fourth Amendment to Declaration"), and Fifth Amendment to Declaration of Condominium of Irish Hills Condominium dated October 29, 1993, recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on October 29, 1993, as Document No. 11015 ("the Fifth Amendment to Declaration"), and Sixth Amendment to Declaration of Condominium of Irish Hills Condominium dated June 22, 1994, recorded in the Office of the Recorder of Deeds of Adams County, Illinois, on June 22, 1994, as Document No. 20446 ("the Sixth 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, Second, Third, Fourth, Fifth and Sixth Amendments to Declaration, is hereby amended by deleting Part 1 of said Exhibit A as set forth in the Sixth 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, Second, Third, Fourth, Fifth and Sixth Amendments to Declaration, is hereby amended by deleting said Exhibit A-1 as set forth in the Sixth 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, Second, Third, Fourth, Fifth and Sixth Amendments to Declaration, is hereby amended by deleting said Exhibit B as set forth in the Sixth 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, Second, Third, Fourth, Fifth and Sixth Amendments to Declaration, is hereby amended by deleting said Exhibit D as set forth in the Sixth 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.

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


IN WITNESS WHEREOF, the Developer has caused their names to be signed to these presents on the day and year first above written.

DEVELOPER:


William J. Schlipman


John P. Schlipmann


Sharon K. Schlipman


Jacqueline D. Schlipmann

Tax Identification No. _____

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 112.14 feet, thence South 89 degrees 43 minutes 33 seconds East along the North line of said subdivision a distance of 582.32 feet, thence South 01 degree 52 minutes 05 seconds East 102.58 feet, thence South 88 degrees 25 minutes 12 seconds East 139.44 feet, thence South 01 degree 34 minutes 48 seconds West 67.78 feet, thence South 75 degrees 42 minutes 34 seconds East 90 feet to a point on the East line of said subdivision, thence South 00 degrees 18 minutes 21 seconds West along the East line of said subdivision a distance of 194.34 feet to a point 348.46 feet from the Southeast corner of said subdivision, thence 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 public street in said subdivision, thence along said East line following a circular arc to the right having a central angle of 35 degrees 30 minutes 00 seconds and a radius of 131.20 feet a distance along said arc of 81.29 feet, thence along said East line following a circular arc to the left having a central angle of 101 degrees 20 minutes 00 seconds and a radius of 100.00 feet a distance along said arc of 176.86 feet, thence North 88 degrees 07 minutes 55 seconds East 78.54 feet, thence North 01 degree 52 minutes 05 seconds West 90.07 feet, thence North 88 degrees 25 minutes 12" West 146.55 feet, thence South 00 degrees 32 minutes 14 seconds West 86.31 feet to a point on the right of way of Dublin Drive, a street in said IRISH HILLS, thence North 81 degrees 49 minutes 22 seconds West along said street right of way 60.93 feet, thence along said street right of way following a circular arc to the right having a central angle of 67 degrees 58 minutes 33 seconds and a radius of 30 feet a distance along said arc of 35.59 feet, thence along said street right of way following a circular arc to the left having a central angle of 75 degrees 52 minutes 44 seconds and a radius of 50.00 feet a distance along said arc of 66.22 feet to the southeast corner of the area added by the Third Amendment to IRISH HILLS CONDOMINIUM, said corner also being a point on the southerly limits of the Fifth Amendment to said CONDOMINIUM, thence continuing along said street right of way 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 207.58 feet, thence along said street right of way following a circular arc to the right having a central angle of 101 degrees 20 minutes and radius of 50.00 feet a distance along said arc of 88.43 feet, thence along said street right of way following a circular arc to the left having a central angle of 35 degrees 30 minutes and radius of 181.20 feet a distance along said arc 112.27 feet, thence South 15 degrees 59 minutes 22 seconds East along said Street Right Of Way a distance of 32.05 feet, thence along said Street Right Of Way 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 Street Right Of Way a distance of 38.37 feet, thence along said right of way 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 5.775 acres; which Plat of Survey of said condominium is recorded in Book 15 of Plats at Page 324, 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 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 2437; and further amended by the Fourth Amendment to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 91 of Miscellaneous Records, at Page 66; and further amended by the Sixth Amendment to Declaration of Condominium recorded in the Office of Recorder of Deeds of Adams County, Illinois, in Book 91 of Miscellaneous Records, at Page 392; and further amended by the Seventh Amendment to Declaration to Condominium recorded in the Office of Recorder of Deeds of Adams County, Illinois, in Book 91 of Miscellaneous Records, at Page 511.

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 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 112.14 feet, thence South 89 degrees 43 minutes 33 seconds East along the north line of said subdivision a distance of 582.32 feet to the northeast corner of the area added by the Sixth Amendment to IRISH HILLS CONDOMINIUM, thence South 01 degree 52 minutes 05 seconds East along the East line of the area added by said Sixth Amendment a distance of 102.58 feet to the true point of beginning, thence from said true point of beginning South 88 degrees 25 minutes 12 seconds East 139.44 feet, thence South 01 degree 34 minutes 48 seconds West 67.78 feet, thence South 75 degrees 42 minutes 34 seconds East 90 feet to a point on the East line of said subdivision, thence South 00 degrees 18 minutes 21 seconds West along the East line of said subdivision a distance of 70.65 feet to the Northeast corner of the area added by the Second Amendment to IRISH HILLS CONDOMINIUM, thence South 89 degrees 00 minutes 29 seconds West along the North line of the area added by said Second Amendment a distance of 175.30 feet, thence South 74 degrees 13 minutes 46 seconds West along the North line of the area added by said Second Amendment a distance of 43.80 feet to a point on the East line of Dublin Drive, a public street in said subdivision, thence following a circular arc to the left having a central angle of 66 degrees 03 minutes 08 seconds and a radius of 100 feet a distance along said arc of 115.28 feet, thence North 88 degrees 07 minutes 55 seconds East 78.54 feet, thence North 01 degree 52 minutes 05 seconds West 90.07 feet to the true point of beginning, containing 0.722 acres.

EXHIBIT A-1

Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 305, 306, 307, 401, 402, 403, 404, 405, 406, 501, 505, 506, 507, 508, 601, 602 and 608 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 112.14 feet, thence South 89 degrees 43 minutes 33 seconds East along the North line of said subdivision a distance of 582.32 feet, thence South 01 degree 52 minutes 05 seconds East 102.58 feet, thence South 88 degrees 25 minutes 12 seconds East 139.44 feet, thence South 01 degree 34 minutes 48 seconds West 67.78 feet, thence South 75 degrees 42 minutes 34 seconds East 90 feet to a point on the East line of said subdivision, thence South 00 degrees 18 minutes 21 seconds West along the East line of said subdivision a distance of 194.34 feet to a point 348.46 feet from the Southeast corner of said subdivision, thence 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 public street in said subdivision, thence along said East line following a circular arc to the right having a central angle of 35 degrees 30 minutes 00 seconds and a radius of 131.20 feet a distance along said arc of 81.29 feet, thence along said East line following a circular arc to the left having a central angle of 101 degrees 20 minutes 00 seconds and a radius of 100.00 feet a distance along said arc of 176.86 feet, thence North 88 degrees 07 minutes 55 seconds East 78.54 feet, thence North 01 degree 52 minutes 05 seconds West 90.07 feet, thence North 88 degrees 25 minutes 12" West 146.55 feet, thence South 00 degrees 32 minutes 14 seconds West 86.31 feet to a point on the right of way of Dublin Drive, a street in said IRISH HILLS, thence North 81 degrees 49 minutes 22 seconds West along said street right of way 60.93 feet, thence along said street right of way following a circular arc to the right having a central angle of 67 degrees 58 minutes 33 seconds and a radius of 30 feet a distance along said arc of 35.59 feet, thence along said street right of way following a circular arc to the left having a central angle of 75 degrees 52 minutes 44 seconds and a radius of 50.00 feet a distance along said arc of 66.22 feet to the southeast corner of the area added by the Third Amendment to IRISH HILLS CONDOMINIUM, said corner also being a point on the southerly limits of the Fifth Amendment to said CONDOMINIUM, thence continuing along said street right of way 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 207.58 feet, thence along said street right of way following a circular arc to the right having a central angle of 101 degrees 20 minutes and radius of 50.00 feet a distance along said arc of 88.43 feet, thence along said street right of way following a circular arc to the left having a central angle of 35 degrees 30 minutes and radius of 181.20 feet a distance along said arc 112.27 feet, thence South 15 degrees 59 minutes 22 seconds East along said Street Right Of Way a distance of 32.05 feet, thence along said Street Right Of Way 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 Street Right Of Way a distance of 38.37 feet, thence along said right of way 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 5.775 acres; which Plat of Survey of said condominium is recorded in Book 15 of Plats at Page 324, 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; and as further amended by the Fourth Amendment to Declaration to Condominium recorded in the Office of the Recorder of Deeds of Adams County, Illinois, in Book 89 of Miscellaneous Records, at Page 2437; and further amended by the Fifth Amendment to Declaration to Condominium recorded in the Office of Recorder of Deeds of Adams County, Illinois, in Book 91 of Miscellaneous Records, at Page 66; and further amended by the Sixth Amendment to Declaration to Condominium recorded in the Office of Recorder of Deeds of Adams County, Illinois, in Book 91 of Miscellaneous Records, at Page 392; and further amended by the Seventh Amendment to Declaration to Condominium recorded in the Office of Recorder of Deeds of Adams County, Illinois, in Book 91 of Miscellaneous Records, at Page 511.

EXHIBIT B

<u>UNIT</u>	<u>Percentage of Ownership Interest in the Common Elements</u>
101	3.5714%
102	3.5714%
103	3.5714%
104	3.5714%
105	3.5714%
106	3.5714%
107	3.5714%
108	3.5714%
201	3.5714%
202	3.5714%
203	3.5714%
305	3.5714%
306	3.5714%
307	3.5714%
401	3.5714%
402	3.5714%
403	3.5714%
404	3.5714%
405	3.5714%
406	3.5714%
501	3.5714%
505	3.5714%
506	3.5714%
507	3.5714%
508	3.5714%
601	3.5714%
602	3.5714%
608	3.5714%

EXHIBIT D

Plat of Survey of Irish Hills Condominium recorded in Book 15 of Plats at Page 324 in the Office of the Recorder of Deeds, Adams County, Illinois, which Plat is incorporated herein by reference thereto.