



2005R35767

RECORDED ON
11/28/2005 04:18:25PM
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC FEE: 73.00
RHSPS Fee: 10.00
REV FEE:
PAGES 11
PLAT ACT:
PLAT PAGE: 1

This instrument was
prepared by, and
after recording, return to:

Kelly E. Ford
LIETZ BANNER FORD LLP
1605 S. State Ste., Suite 103
Champaign, IL 61820

Property Address:
The Courtyards Condominiums
Savoy, Illinois

Permanent Real Estate
Tax Index No.: 03-20-36-400-037
(Lot 1100, Courtyards Phase One);
Part of :03-20-36-400-024 (5 acre parcel)

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP OF
THE COURTYARDS CONDOMINIUMS
(ADD PHASE TWO)**

This Amendment is made and entered into this 22nd day of November, 2005, by Signature Construction, Inc., an Illinois corporation, as "Declarant."

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership of The Courtyards Condominiums, Phase One, (the "Declaration"), recorded with the Office of the Recorder of Champaign County, Illinois, as Document No. 200514072, on May 26, 2005, Declarant submitted certain real property to the provisions of the Illinois Condominium Act (the "Act"); and,

WHEREAS, the Declaration reserves to the Declarant the right to annex and add to the Parcel and the Property, and submit to the provisions of the Act and the Declaration certain real property described as the entirety of the balance of Lot 1100 of Courtyards Phase 1 Subdivision, Village of Savoy, as per plat recorded as Document No. 2004R37946 in the office of the recorder of Champaign County, Illinois, and an adjacent, unplatted 5 acre parcel of real estate, also located in Champaign County, Illinois, which is legally described as follows: Part of the Southwest Quarter of Section 36, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois more particularly described as follows: Beginning at the Southwest Corner of The Courtyards Phase 1, recorded as Document No. 2004R37946 in the Office of the Champaign County Recorder. From said Point of Beginning, thence north 88°-56'-50" west 315.04 feet along the South Line of said Southwest Quarter of Section 36; thence north 00°-20'-15" east 656.38 feet; thence north 89°-00'-04" west 51.00 feet; thence north 00°-20'-15" east 18.49 feet; thence south 89°-19'-39" east 369.98 feet to the Northwest Corner of said The Courtyards Phase 1; thence south 00°-40'-21" west 677.24 feet along the West Line of said The Courtyards Phase 1 to the Point of Beginning, containing 4.94 acres, more or less, situated in Champaign County, Illinois; (the "Add-on Area"); and,

WHEREAS, the Declarant now desires to annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration a portion of the Add-on Area as described in the Plat of Survey, The Courtyards Condominiums, Phase Two, attached hereto and incorporated herein by reference, such Add-on Area being referenced as Phase Two;

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

1. The real property and improvements described in the new plat of survey submitted with this Declaration as Plat of Survey, The Courtyards Condominiums, Phase Two 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 shall be 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 adding thereto the description of real property, together with all improvements and appurtenances, attached hereto and submitted with this Declaration, said description being referenced as Plat of Survey, The Courtyards Condominiums, Phase Two.

3. Exhibit B of the Declaration is hereby amended by substituting Amended Exhibit B which is attached hereto and incorporated herein by reference. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby amended to the percentages set forth in Amended Exhibit B.

4. The additional Common Elements annexed by this Amendment are hereby granted and conveyed to the owners of all Units in The Courtyards Condominiums, including owners of Units in Phase One, all as set forth in the Declaration.

5. This Amendment amends only the terms of the Declaration expressly set forth herein; in all other respects, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant, Signature Construction, Inc. has signed this First Amendment to Declaration of Condominium Ownership of The Courtyards Condominiums as of the date set forth above.

DECLARANT:

Signature Construction, Inc.,
an Illinois corporation

By:


William Peifer, Vice-President

Attest:


Kelly E. Ford, Assistant Secretary

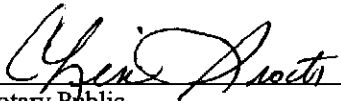
State of Illinois)

) SS

County of Champaign)

I, the undersigned, a Notary Public in and for the County and State written above, DO HEREBY CERTIFY that William Peifer and Kelly E. Ford, personally known to me to be the Vice-President and Assistant Secretary of Signature Construction, Inc., an Illinois corporation, and also 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 of the corporation, for the uses and purposes shown in the document and they were authorized to execute this document by the board of directors of the corporation.

IN WITNESS executed WHEREOF, this instrument has been executed on this 22nd day of November, 2005.


Notary Public

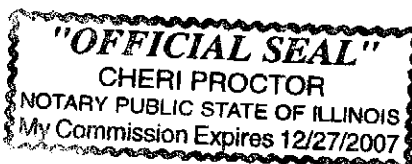


EXHIBIT "B "

PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS

Units	Street Address	Unit Value	Percentage Ownership
1	103 Yorkminster, Unit 1	\$139,900.00	3.333%
2	103 Yorkminster, Unit 2	\$130,900.00	3.333%
3	103 Yorkminster, Unit 3	\$139,900.00	3.333%
4	103 Yorkminster, Unit 4	\$131,900.00	3.333%
5	103 Yorkminster, Unit 5	\$141,900.00	3.333%
6	103 Yorkminster, Unit 6	\$141,900.00	3.333%
7	103 Yorkminster, Unit 7	\$131,900.00	3.333%
8	103 Yorkminster, Unit 8	\$139,900.00	3.333%
9	103 Yorkminster, Unit 9	\$130,900.00	3.333%
10	103 Yorkminster, Unit 10	\$139,900.00	3.333%
11	102 Essex, Unit 11	\$143,900.00	3.333%
12	102 Essex, Unit 12	\$136,900.00	3.333%
13	102 Essex, Unit 13	\$147,900.00	3.333%
14	102 Essex, Unit 14	\$137,900.00	3.333%
15	102 Essex, Unit 15	\$147,900.00	3.333%
16	102 Essex, Unit 16	\$147,900.00	3.333%
17	102 Essex, Unit 17	\$137,900.00	3.333%
18	102 Essex, Unit 18	\$147,900.00	3.333%
19	102 Essex, Unit 19	\$136,900.00	3.333%
20	102 Essex, Unit 20	\$143,900.00	3.333%
21	104 Yorkminster, Unit 21	\$143,900.00	3.333%
22	104 Yorkminster, Unit 22	\$136,900.00	3.333%
23	104 Yorkminster, Unit 23	\$147,900.00	3.333%
24	104 Yorkminster, Unit 24	\$137,900.00	3.333%
25	104 Yorkminster, Unit 25	\$147,900.00	3.333%
26	104 Yorkminster, Unit 26	\$147,900.00	3.333%
27	104 Yorkminster, Unit 27	\$137,900.00	3.333%
28	104 Yorkminster, Unit 28	\$147,900.00	3.333%
29	104 Yorkminster, Unit 29	\$136,900.00	3.333%
30	104 Yorkminster, Unit 30	\$143,900.00	3.333%

SURVEYOR'S STATEMENT TO RECORDER OF DEEDS

I, Chad E. Wallace, Illinois Professional Land Surveyor No. 3521, hereby state that I have prepared a plat of "The Courtyards Condominium, Phase Two" in Savoy, Illinois. I authorize Chicago Title Insurance Company to act as my agent in presenting this plat to the Champaign County Recorder for recording.



Chad E. Wallace
FARNSWORTH GROUP, INC.
Illinois Professional Land Surveyor No. 3521
November 23, 2005

