RECORDED ON 05/12/2006 10:04:42AM CHAMPAIGN COUNTY RECORDER BARBARA A. FRASCA

> REC FEF: 72.00 RHSPS Fee: 10.00 REV FEE:

PAGES 10 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)

SECOND AMENDMENT TO **DECLARATION OF CONDOMINIUM OWNERSHIP OF** THE COURTYARDS CONDOMINIUMS (ADD PHASE THREE)

This Amendment is made and entered into this 11th day of May, 2006, 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, by a First Amendment to Declaration of Condominium Ownership of The Courtyards Condominiums Phase Two, (the "First Amendment), recorded with the office of the Recorder of Champaign County, Illinois, as Document No. 2005R35767, on November 25, 2005, Declarant added Phase Two;

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 Three, 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 Three 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 Three.
- 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. Further, the Street Addresses set forth in the attached Exhibit B hereby correct and replace incorrect Street Addresses provided in Exhibit B attached to the First Amendment.
- 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 Phases One and Two, 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 Second Amendment to Declaration of Condominium Ownership of The Courtyards Condominiums as of the date set forth above.

DECLARANT:

_	re Construction, Inc ois corporation	·.,
Ву:		
	William Peifer, V	iee-President
Attest:	Kelly E. Fore, As	Sistan 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 11th day of May, 2006.

Notary Public

"OFFICIAL SEAL"
DELMAR K. BANNER
Notary Public, State of Illinois
My commission expires 07/17/09



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 Three" in Champaign County, Illinois. I authorize Chicago Title Insurance Company to act as my agent in presenting this plat to the Champaign County Recorder for recording.

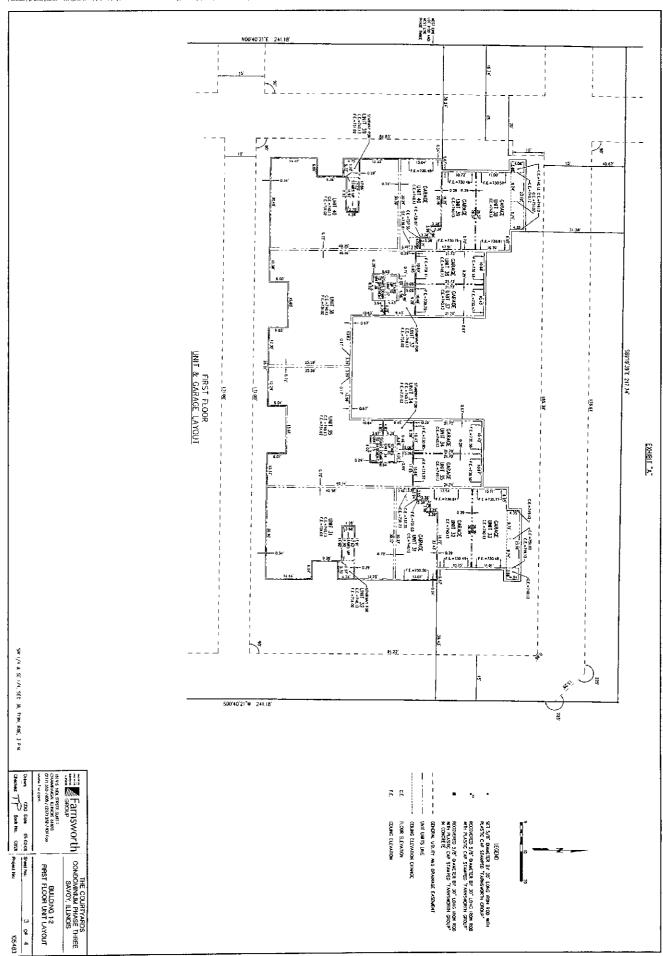
Chad E. Wallace

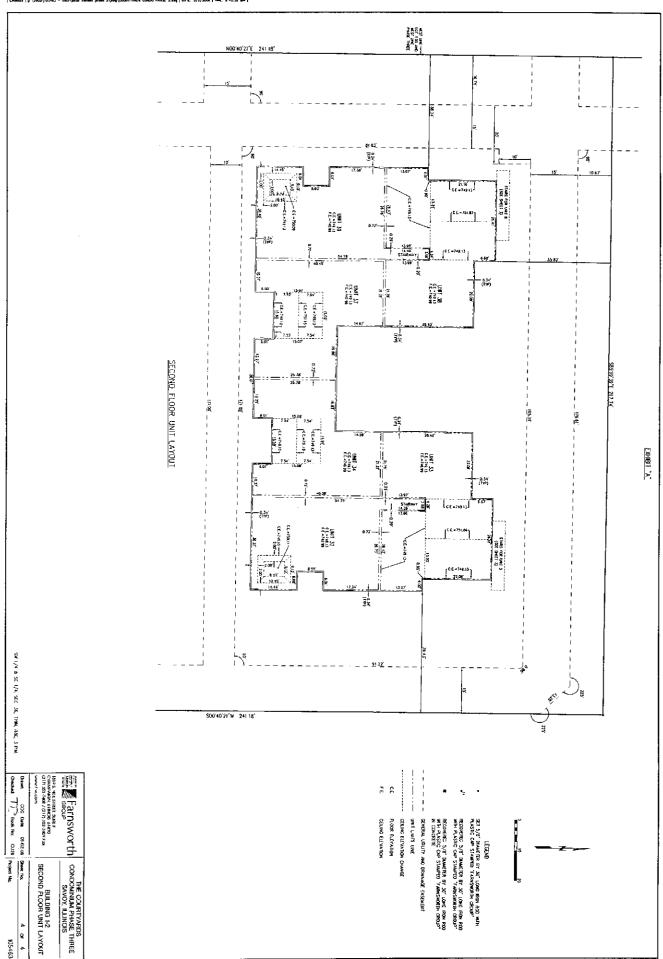
FARNSWORTH GROUP, INC.

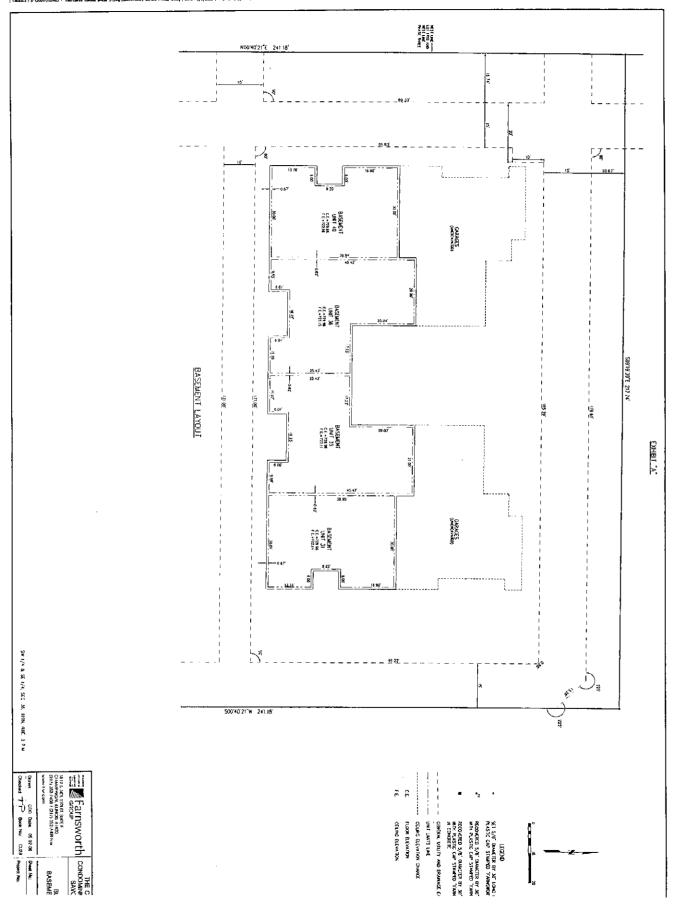
Illinois Professional Land Surveyor No. 3521

May 2, 2006







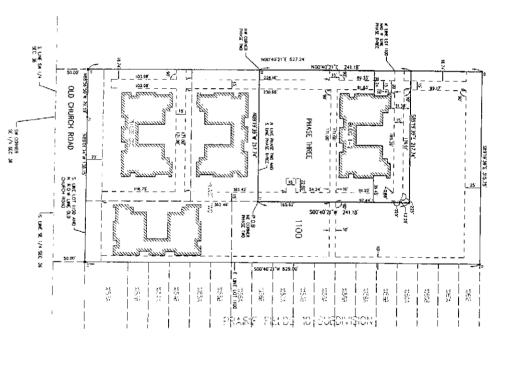


SUGNEER/SURVEYOR: FAMINION IN GROUP INC. 1893 SOUTH HOL STREET SUITE F CHAMPACK, LLINGS STREET (117) 352-7408

ONNER/DEVELOPER
SIGNATURE CONSTRUCTION, INC
DUMILAR COUNT
SNOTY, IL 6/874
(217) 355-8922

THE COURTYARDS CONDOMINIUM PHASE THREE A 118HK

PLAT OF SURVEY



CONCRUL UTUTY AND DRAWING EASONENT

Collyrae 25 Front Busdens Stieack und And Oderal Utuly, Scenals and Oraniase Eastabht

SOUNDARY THE DE SHIPS THREE

RECOVERED 5/8" DIAMETER BY 30" LONG IRON IRON WITH PLASTIC CAP STAMPED "FARMSHORTH OROUP" IN CONCRETE MEH PLASTIC CAP STAMPED "FARKSHORTH GROUP" SET 5/8" DAMETER BY 30" LONG MON ROD WITH PLASTIC CAP STAMPED "FARKSHORTH GROUP"

CION O

SURVEYOR'S DECLARATION

HAVE SURVEYED BY, FOLLOWING DESCRIBED PROPERTY

A PART OF LOT THOM INCOMENSES PARKS, I NESSMOOM RECORDED AS COLOURS IN AN 20142014 WITH THE STOCKED OF RECORDED OF COMENSES COUNTY, LLUCKS, LONG REMOLECULARLY,
CONCILIAMENT PARKS THE RECORDED AS COLOURS IN AN ADMINISTRATION OF RECORDED AS
COLOURS PARKS, THE RECORDED AS COLOURS IN AN ADMINISTRATION OF RECORDED AS
COLOURS PARKS, THE RECORDED AS COLOURS THE ADMINISTRATION OF RECORDED AS
COLOURS PARKS AND AND ADMINISTRATION OF RECORDED AS ADMINISTRATION OF RECORDED AS
COLOURS PARKS THE ADMINISTRATION OF RECORDED ASSOCIATION OF RECORDED AS ADMINISTRATION OF RECORDED ASSOCIATION OF RECORDED ASSOCIATION

THIS PROPERTY, KNOWN AS "THE COURTYMOS CONDOMINUM PHASE THREE", CONTAINS 1.21 NORES, MORE OR LESS.

MRS PLATOR SUPREY SOOMS THE RELIATIONS DE DE BALLDIAGS TO THE BOUMBLARY LIES OF THE MARGERY SUPREYSOU MO THESE HET HIS ENTERCLAMENTS OF ALLDIANS BOULDINGS OF STRUCTURES CHITO SHOT LAND HAYD CAPITALP OF BULLDIAGS OR STRUCTURES FROM SAYD LAND.

FARNSWORTH GROUP INC. 1819 SQUTH NEX STREET, SUITE F CHAMPAIGN, KLUNGS BIRZO

ave un

- CHAD E. WALLACE ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3521
- easing we existing as shown on the final plat of the countraids phase it subundon heteroaced in note 1

- DECIMENT NO. 2004/37946 OF THE OFFICE OF THE RECORDER OF CHAMPAGE COUNTY, ILLINGS.
- . THE LOWER LIMITS OF THE FIRST AND SCORED FLORES OF THE LIMITS ARE THE FIRST OF THE SHE RELOWER THE LOWER LIMITS OF THE BASEMENTS AND GREAGES ARE THE FIRST STETCH CONCRETE FLORES.

, THE PRESE AND SECOND ROOM WAIRS OF THE UNITS AND THE PARKES FORMED BY THE INTERPRETATIONS OF THE WALL STORES THE SANSEWHIT WAIRS OF THE UNITS ARE THE INTERPRETATIONS WAFARES OF THE POINTED ORDINGETE WALLS.

- THE FERRY LINES OF THE SECTION COURSE OF THE LINES ARE THE PAULS CROWLD BY THE LOOK SUBSPICES. OF THE THE CHOOSE WAS THE COURSE LINES AND THE LINES AND THE THE CHOOSE WAS THE COURSE LINES AND THE LINES SHOWLD BY THE LINES SHOWLD BY THE CHOOSE WAS THE COURSE AND THE CHOOSE WAS THE CHOOSE WAS
- THE STREAMS SOME UP TO UNITE IT AND IT ARE CONTROL ADDRESS OF THE STREAMS COME.

 COME TO IT, AS EXCLUSIVE OF UNITE IS AND AST. THE COMES OF THE STREAMS COME.

 UNITE IN I.S. AS AND IT ARE THE THE STREAMS OF THE STREAMS COMES OF THE COMES UNITE.

 OF THE STREAMS OF THE UNITE STREAMS OF THE STREAMS COMES OF THE COMES OF
- SUE BECOMMEN 100 PAUROLD SWE W THE WORTH FACE OF A DRUTT POLE HEAD THE SOUTHERST COMMEN OF THE COMPTIMINGS PHASE IT SUBMINISON DESVARDA 72/31 FEEL MS. DATUM
- THE COMMENT ELEMENTS INCLUDE ALL THE AREA LINKS DUSSIDE DY WHITS WHITH HAVE THERE, MITH THE EXCEPTION OF ARE CONTINUEDED ALL ARE CONTINUEDED SO SOSPECIAL DISEASE. SOSPECIAL DISEASE SOSPECIAL DISEASE SOSPECIAL DISEASE AND SHIPMY ON THE PART OF EACH CORRESPONDING LINE. SAID ARE CONTINUEDED ARE, NOT SHIPMY ON THE PART

1000	
Illia	
SE.	
ŭ.	
Š	
ort	

18 PS, NEC STREET, SUITE F CHAMPAISN, QUINOSS 8 1820 (217) 352 JA06 / (217) 352 JAN9 Fise THE COURTYARDS
CONDOMINIUM PHASE THREE
SAVOY, ILLINOIS

BOUNDARY AND BUILDING LOCATION

٠-٩

Project No. 10548

Short No.

SW 1/4 & SE 1/4 SEC 36, FISH, ROC, 3 P.W.

Checked The Book No. CU 28

EXHIBIT "B "

PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS

Units	Street Address	Unit Value	Percentage Ownership
1	103 Yorkminster, Unit 1	\$139,900.00	2.5%
2	103 Yorkminster, Unit 2	\$130,900.00	2.5%
3	103 Yorkminster, Unit 3	\$139,900.00	2.5%
4	103 Yorkminster, Unit 4	\$131,900.00	2.5%
5	103 Yorkminster, Unit 5	\$141,900.00	2.5%
6	103 Yorkminster, Unit 6	\$141,900.00	2.5%
7	103 Yorkminster, Unit 7	\$131,900.00	2.5%
8	103 Yorkminster, Unit 8	\$139,900.00	2.5%
9	103 Yorkminster, Unit 9	\$130,900.00	2.5%
10	103 Yorkminster, Unit 10	\$139,900.00	2.5%
11	102 Essex, Unit 1	\$143,900.00	2.5%
12	102 Essex, Unit 2	\$136,900.00	2.5%
13	102 Essex, Unit 3	\$147,900.00	2.5%
14	102 Essex, Unit 4	\$137,900.00	2.5%
15	102 Essex, Unit 5	\$147,900.00	2.5%
16	102 Essex, Unit 6	\$147,900.00	2.5%
17	102 Essex, Unit 7	\$137,900.00	2.5%
18	102 Essex, Unit 8	\$147,900.00	2.5%
19	102 Essex, Unit 9	\$136,900.00	2.5%
20	102 Essex, Unit 10	\$143,900.00	2.5%
21	104 Yorkminster, Unit 1	\$143,900.00	2.5%
22	104 Yorkminster, Unit 2	\$136,900.00	2.5%
23	104 Yorkminster, Unit 3	\$147,900.00	2.5%
24	104 Yorkminster, Unit 4	\$137,900.00	2.5%
25	104 Yorkminster, Unit 5	\$147,900.00	2.5%
26	104 Yorkminster, Unit 6	\$147,900.00	2.5%
27	104 Yorkminster, Unit 7	\$137,900.00	2.5%
28	104 Yorkminster, Unit 8	\$147,900.00	2.5%
29	104 Yorkminster, Unit 9	\$136,900.00	2.5%
30	104 Yorkminster, Unit 10	\$143,900.00	2.5%
31	103 Portsmouth, Unit 1	\$145,900.00	2.5%
32	103 Portsmouth, Unit 2	\$138,900.00	2.5%
33	103 Portsmouth, Unit 3	\$151,900.00	2.5%
34	103 Portsmouth, Unit 4	\$142,900.00	2.5%
35	103 Portsmouth, Unit 5	\$151,900.00	2.5%
36	103 Portsmouth, Unit 6	\$151,900.00	2.5%
37	103 Portsmouth, Unit 7	\$142,900.00	2.5%

38	103 Portsmouth, Unit 8	\$151,900.00	2.5%
39	103 Portsmouth, Unit 9	\$138,900.00	2.5%
40	103 Portsmouth, Unit 10	\$145,900.00	2.5%

J\Data\KEF\Client\PEIFER\SIGNATURECONST\The Courtyards\Condominium\addon-phase2.doc

EXHIBIT "B"

PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS

Units	Street Address	Unit Value	Percentage Ownership
<u>l</u>	103 Yorkminster, Unit 1	\$139,900.00	2.5%
2	103 Yorkminster, Unit 2	\$130,900.00	2.5%
3	103 Yorkminster, Unit 3	\$139,900.00	2.5%
4	103 Yorkminster, Unit 4	\$131,900.00	2.5%
5	103 Yorkminster, Unit 5	\$141,900.00	2.5%
6	103 Yorkminster, Unit 6	\$141,900.00	2.5%
7	103 Yorkminster, Unit 7	\$131,900.00	2.5%
8	103 Yorkminster, Unit 8	\$139,900.00	2.5%
9	103 Yorkminster, Unit 9	\$130,900.00	2.5%
10	103 Yorkminster, Unit 10	\$139,900.00	2.5%
11	102 Essex, Unit 1	\$143,900.00	2.5%
12	102 Essex, Unit 2	\$136,900.00	2.5%
13	102 Essex, Unit 3	\$147,900.00	2.5%
14	102 Essex, Unit 4	\$137,900.00	2.5%
15	102 Essex, Unit 5	\$147,900.00	2.5%
16	102 Essex, Unit 6	\$147,900.00	2.5%
17	102 Essex, Unit 7	\$137,900.00	2.5%
18	102 Essex, Unit 8	\$147,900.00	2.5%
19	102 Essex, Unit 9	\$136,900.00	2.5%
20	102 Essex, Unit 10	\$143,900.00	2.5%
21	104 Yorkminster, Unit 1	\$143,900.00	2.5%
22	104 Yorkminster, Unit 2	\$136,900.00	2.5%
23	104 Yorkminster, Unit 3	\$147,900.00	2.5%
24	104 Yorkminster, Unit 4	\$137,900.00	2.5%
25	104 Yorkminster, Unit 5	\$147,900.00	2.5%
26	104 Yorkminster, Unit 6	\$147,900.00	2.5%
27	104 Yorkminster, Unit 7	\$137,900.00	2.5%
28	104 Yorkminster, Unit 8	\$147,900.00	2.5%
29	104 Yorkminster, Unit 9	\$136,900.00	2.5%
30	104 Yorkminster, Unit 10	\$143,900.00	2.5%
31	103 Portsmouth, Unit 1	\$145,900.00	2.5%
32	103 Portsmouth, Unit 2	\$138,900.00	2.5%
33	103 Portsmouth, Unit 3	\$151,900.00	2.5%
34	103 Portsmouth, Unit 4	\$142,900.00	2.5%
35	103 Portsmouth, Unit 5	\$151,900.00	2.5%
36	103 Portsmouth, Unit 6	\$151,900.00	2.5%
37	103 Portsmouth, Unit 7	\$142,900.00	2.5%

38	103 Portsmouth, Unit 8	\$151,900.00	2.5%
39	103 Portsmouth, Unit 9	\$138,900.00	2.5%
40	103 Portsmouth, Unit 10	\$145,900.00	2.5%

J.\Data\KEF\Client\PEIFER\SIGNATURECONST\The Courtyards\Condominium\addon-phase2.doc