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2006R32080

RECORDED ON

11/20/2006 11:31:28AM

CHAMPAIGN COUNTY

RECORDER

BARBARA A. FRASCA

REC FEE: 72.00

RHSPS Fee: 10.00

REV FEE:

PAGES 11

PIAT ACT:

PIAT PAGE: 1

Recorder  
Champaign County  
Barbara A. Frasca



Courtyards Condo, Phase 4 3<sup>rd</sup> Amend  
(title)

Date: 11-14-06

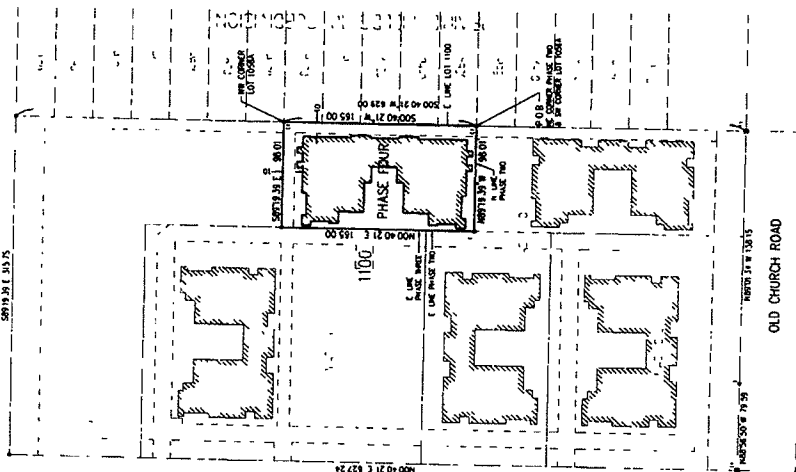
Instrument: Condo

Description: pt lot 1100 Courtyards  
Phase 1 Sub

Return to: Farnsworth  
352-7408

Fee:

## PLAT OF SURVEY

[illegible][illegible][illegible]

CHAMPAIGN COUNTY  
RECORDER  
BARBARA A FRASCA  
REC FEE. 72.00  
RHSPS Fee 10.00  
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PAGES 11  
PLAT ACT:  
PLAT PAGE 1

1. LITERED  
 2. SET 3/4" DIA. BY 30" LONG ROW WITH  
 3. PLASTIC CAP STAMPED "HANSBORTH GROUP"  
 4. RECORDED 3/8" DIA. BY 30" LONG ROW AND  
 5. PLASTIC CAP STAMPED "HANSBORTH GROUP"  
 6. RECORDED 3/8" DIA. BY 30" LONG ROW AND  
 7. PLASTIC CAP STAMPED "HANSBORTH GROUP"  
 8. CONDUIT  
 9. BOUNDARY LINE OF PHASE FOUR  
 10. FOUNDATION 75' FRONT BUILDING SETBACK LINE AND  
 11. GENERAL UTILITY SCHEDULE AND DRAINAGE  
 12. EXISTENT  
 13. GENERAL UTILITY AND DRAINAGE EXISTENT

**ENGINEER/SURVEYOR**  
LANDSOUTH GROUP INC  
1818 SOUTH WEL STREET SUITE F  
CHAMPAIGN ILLINOIS 61820  
(217) 552-7408

**OWNER/DEVELOPER**  
SIGNATURE CONSTRUCTION INC  
7 DUNLAP COURT  
SAVOY IL 61874  
(217) 355-8972

**OWNER/DEVELOPER:**  
SIGNATURE CONSTRUCTION INC  
7 DUNLAP COURT  
SAVOY IL 61874  
(217) 355-8972

<b>Farnsworth GROUP</b>	<b>1840 S. 40th STREET SUITE 1</b>	<b>Drewett</b>	<b>COO</b>	<b>Dexter</b>	<b>P-14-96</b>
<b>CHAMPAIGN ILLINOIS 61820</b>	<b>(217) 352-7626 / (217) 352-7600 fax</b>	<b>Designed</b>	<b>Checked</b>	<b>Checked</b>	<b>TP</b>
<b>www.fsg.com</b>					

THE COURTYARDS CONDOMINIUM PHASE FOUR SAVOY, ILLINOIS	BOUNDARY AND BUILDING LOCATION	AS NO. CLASS SHOWN NO. 1 OF 4	10/24/04
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[illegible]

**0709**

DATE 1/4 2 52 1/4 SEC 36 119M RMC 3 PM

[illegible]

**BASEMENT LAYOUT**

RECORDED ON 11/31/2006  
CAMPAIGN COUNTY  
RECORDED  
BARBARA A FRASCA  
REC FEE 72 00  
RHSPS Fee 10 00  
REV FEE  
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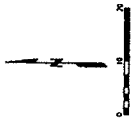
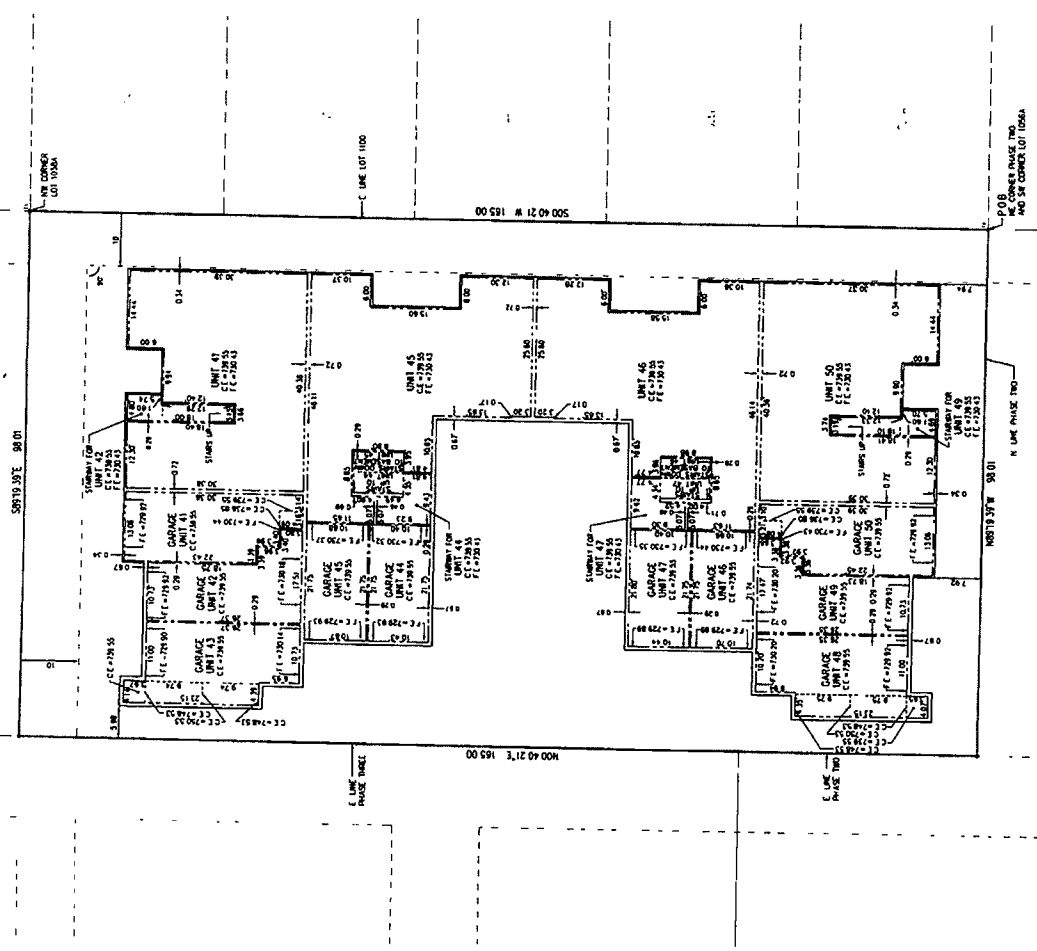
2006R32080





BARBARA A FRASCA CHAMPAIGN COUNTY RECORDER 2006R32080 3 OF 12

RECORDED ON 11/20/2006 11:31 28AM  
RECORDED 2006R32080  
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PAGES 11  
PLAT ACT.  
PLAT PAGE 1



- NOT TO SCALE
- 1. UNIT 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 WITH PLANTING AND STAIRS
  - 2. COMMON AREAS, STAIRS, AND ELEVATOR SHAFTS WITH PLANTING AND STAIRS
  - 3. COMMON UTILITY AND DRINKAGE EXHAUST
  - 4. UNIT LIMITS LINE
  - 5. CEILING ELEVATION CHANGE
  - 6. FLOOR ELEVATION
  - 7. CEILING ELEVATION

FIRST FLOOR  
UNIT & GARAGE LAYOUT

**Farnsworth Group**  
ARCHITECTURAL  
1111 S. 11TH ST., SUITE 100  
CHICAGO, IL 60605  
(312) 321-1111

THE COURTYARDS  
CONDOMINIUM PHASE FOUR  
SAVOT LUNOS  
BOUNDARY AND BUILDING  
LOCATION

Owner: CHS, LLC  
Contract: 11/10/06  
Project No. 100494

58' 1/4" x 5' 5 1/4" x 1/4" SEC 34 T14N R2E 314

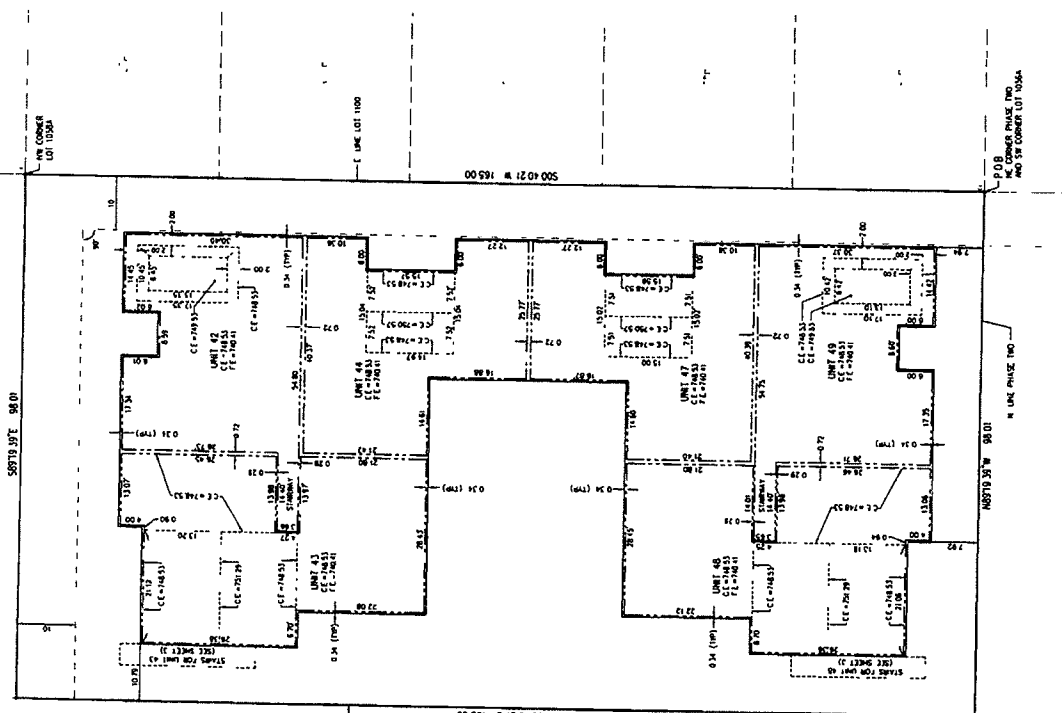
THE COURTYARDS CONDOMINIUM PHASE FOUR SAVOY, ILLINOIS	BOUNDARY AND BUILDING LOCATION
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Book No. CLEB Sheet No. 4 of 4

Design	COO	Date	11-14-20
Designed		Checked	<i>[Signature]</i>

NOV 19 1964

## SECOND FLOOR UNIT LAYOUT



ITEM NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	SET 5/8" DIAMETER BY 30" LONG ROH ROD WITH PLASTIC CAP STAMPED FANSHED GROUP	1	EA	1.00
2	RECOVERED 5/8" DIAMETER BY 30" LONG ROH ROD WITH PLASTIC CAP STAMPED FANSHED GROUP	1	EA	1.00
3	CORRAL UTILITY AND DRAINAGE CASING	1	EA	1.00
4	UNIT BENTS USE	1	EA	1.00
5	CORRAL ELEVATION CHANGE	1	EA	1.00
6	FLOOR ELEVATION	1	EA	1.00
7	CORRAL ELEVATION	1	EA	1.00



BARBARA A FRASCA  
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REV FEE  
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RECORDED ON 11/20/2006 11 31 28AM CHAMPAIGN COUNTY

2006R32080



BARBARA A PRASCA CHAMPAIGN CORRECORDER 8006R32080 4 OF 12

15.12.97 11:17 AM 12/15/97 11:17 AM  
15.12.97 11:17 AM 12/15/97 11:17 AM



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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)

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**THIRD AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP OF  
THE COURTYARDS CONDOMINIUMS  
(ADD PHASE FOUR)**

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This Amendment is made and entered into this 17<sup>th</sup> day of November, 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**, by a Second Amendment to Declaration of Condominium Ownership of The Courtyards Condominiums Phase Three, (the "Second Amendment"), recorded with the office of the Recorder of Champaign County, Illinois, as Document No. 2006R11769, on May 12, 2006, Declarant added Phase Three;

**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 Four, attached hereto and incorporated herein by reference, such Add-on Area being referenced as Phase Four;

**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 Four 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 Four.
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 Phases One, Two, and Three, 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 Third Amendment to Declaration of Condominium Ownership of The Courtyards Condominiums as of the date set forth above.

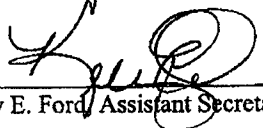
**DECLARANT:**

Signature Construction, Inc.,  
an Illinois corporation

By:

  
William Peifer, Vice-President

Attest:

  
Kelly E. Ford, Assistant Secretary

State of Illinois

)

) SS

County of Champaign

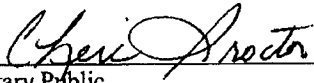
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I, the undersigned, a Notary Public in and for the County and State written above, DO HEREBY CERTIFY that William Peifer and Kelly E. Ford, personally known to me to be the Vice-President and Assistant Secretary of Signature Construction, Inc., an 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 17<sup>th</sup> day of November, 2006.

  
\_\_\_\_\_  
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	2.0%
2	103 Yorkminster, Unit 2	\$130,900.00	2.0%
3	103 Yorkminster, Unit 3	\$139,900.00	2.0%
4	103 Yorkminster, Unit 4	\$131,900.00	2.0%
5	103 Yorkminster, Unit 5	\$141,900.00	2.0%
6	103 Yorkminster, Unit 6	\$141,900.00	2.0%
7	103 Yorkminster, Unit 7	\$131,900.00	2.0%
8	103 Yorkminster, Unit 8	\$139,900.00	2.0%
9	103 Yorkminster, Unit 9	\$130,900.00	2.0%
10	103 Yorkminster, Unit 10	\$139,900.00	2.0%
11	102 Essex, Unit 1	\$143,900.00	2.0%
12	102 Essex, Unit 2	\$136,900.00	2.0%
13	102 Essex, Unit 3	\$147,900.00	2.0%
14	102 Essex, Unit 4	\$137,900.00	2.0%
15	102 Essex, Unit 5	\$147,900.00	2.0%
16	102 Essex, Unit 6	\$147,900.00	2.0%
17	102 Essex, Unit 7	\$137,900.00	2.0%
18	102 Essex, Unit 8	\$147,900.00	2.0%
19	102 Essex, Unit 9	\$136,900.00	2.0%
20	102 Essex, Unit 10	\$143,900.00	2.0%
21	104 Yorkminster, Unit 1	\$143,900.00	2.0%
22	104 Yorkminster, Unit 2	\$136,900.00	2.0%
23	104 Yorkminster, Unit 3	\$147,900.00	2.0%
24	104 Yorkminster, Unit 4	\$137,900.00	2.0%
25	104 Yorkminster, Unit 5	\$147,900.00	2.0%
26	104 Yorkminster, Unit 6	\$147,900.00	2.0%
27	104 Yorkminster, Unit 7	\$137,900.00	2.0%
28	104 Yorkminster, Unit 8	\$147,900.00	2.0%
29	104 Yorkminster, Unit 9	\$136,900.00	2.0%
30	104 Yorkminster, Unit 10	\$143,900.00	2.0%
31	103 Portsmouth, Unit 1	\$145,900.00	2.0%
32	103 Portsmouth, Unit 2	\$138,900.00	2.0%
33	103 Portsmouth, Unit 3	\$151,900.00	2.0%
34	103 Portsmouth, Unit 4	\$142,900.00	2.0%
35	103 Portsmouth, Unit 5	\$151,900.00	2.0%
36	103 Portsmouth, Unit 6	\$151,900.00	2.0%
37	103 Portsmouth, Unit 7	\$142,900.00	2.0%

38	103 Portsmouth, Unit 8	\$151,900.00	2.0%
39	103 Portsmouth, Unit 9	\$138,900.00	2.0%
40	103 Portsmouth, Unit 10	\$145,900.00	2.0%
41	104 Essex, Unit 1	\$149,900.00	2.0%
42	104 Essex, Unit 2	\$141,900.00	2.0%
43	104 Essex, Unit 3	\$155,900.00	2.0%
44	104 Essex, Unit 4	\$144,900.00	2.0%
45	104 Essex, Unit 5	\$155,900.00	2.0%
46	104 Essex, Unit 6	\$155,900.00	2.0%
47	104 Essex, Unit 7	\$144,900.00	2.0%
48	104 Essex, Unit 8	\$155,900.00	2.0%
49	104 Essex, Unit 9	\$141,900.00	2.0%
50	104 Essex, Unit 10	\$149,900.00	2.0%

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ENGINEERS  
ARCHITECTS  
SURVEYORS  
SCIENTISTS



Farnsworth  
GROUP

**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 Four" 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

November 14, 2006

