

**FIFTEENTH AMENDMENT TO
THE DECLARATION OF
CONDOMINIUM OWNERSHIP
FOR TANNERON BAY**

TOWNHOMES CONDOMINIUM

CT

10/31/18 NW 71355 90 PK
This document is recorded for

the purpose of amending the Declaration of Condominium Ownership (hereinafter the "Declaration") for the Tanneron Bay Townhomes Condominium Association (hereinafter the "Association"), which Declaration was recorded on August 13, 1997 as Document No. 4005686 in the Office of the Recorder of Deeds of Lake County, Illinois, and covers the property (hereinafter legally described as Exhibit "A", which is attached hereto



Image# 057892050010 Type: AMD
Recorded: 12/20/2018 at 11:08:11 AM
Receipt#: 2018-00066129
Page 1 of 10
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7533155**

RECORDER'S STAMP

This Amendment is adopted pursuant to the provisions of Section 27 of the Illinois Condominium Property Act, 765 ILCS 605, *et seq.*, formerly Ill. Rev. Stat. (1983) Ch. 30, Par. 327, effective July 1, 1984. This statute provides that, where there is an omission or error in the Declaration, By-Laws or other condominium instrument, the Association may correct the error or omission by an amendment in order to conform to the provisions of the Illinois Condominium Property Act. This amendment may be adopted by a vote of two-thirds (2/3) of the members of the board of managers unless the board's action is rejected by a majority of the votes of the unit owners at a meeting of the unit owners duly called for this purpose by a written petition of the unit owners having twenty percent (20%) of the votes of the association filed within thirty days after the action of the board to approve the amendment.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Lake County, Illinois, the Property has been subjected to the easements, restrictions and covenants contained therein; and

**This document prepared by
and after recording return to:**
Paul A. Krieg
226 W. Judd Street
Woodstock, IL 60098
815-338-4909

WHEREAS, said Declaration has a survey which depicts the Condominium's common areas and individual units, and the Declaration's survey has been amended at various times to add property with the most recent amendment being the Thirteenth Amended Exhibit C; and

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WHEREAS, it has come to the attention of the Board that there are four units in the Association for which there is a scrivener's error as to the labeling for the location of said units on the Declaration's survey that does not match the conveyance of units according to the legal description for said units; and

WHEREAS, the Board has resolved to correct this scrivener's error by correcting the identification of the location for said units through this Declaration amendment; and

WHEREAS, the unit owners have not submitted a written petition to the Board objecting to this Amendment within thirty days of the Board's action, as set forth in Section 27(b)(3) of the Act; and

WHEREAS, the owners of the affected units, to wit, Unit 2-1, Unit 2-2, Unit 2-4 and Unit 2-5, agree and consent to this Amendment relabeling the location of their units and further acknowledge that they understand that such relabeling will not affect the percentage interest of the common elements currently allocated to each of the affected units and agree and consent to the continued current allocation, all as evidenced by their signatures below to this document, with the intent that their agreement and consent be binding upon any subsequent owner of their unit who may acquire title by succession, assignment or otherwise;

NOW, THEREFORE, the following changes are hereby made regarding Unit 2-1, Unit 2-2, Unit 2-4, and Unit 2-5 in the Tanneron Bay Townhomes Condominium:

Unit 2-1 in the Tanneron Bay Townhomes Condominium shall hereinafter be deemed to be located in the area which is depicted and labeled as "**Unit 2-5**" on the survey entitled, the Thirteenth Amended Exhibit "C" to the Declaration of Condominium Ownership For Tanneron Bay Townhomes Condominium, which said survey is attached to the Thirteenth Amendment to The Declaration of Condominium Ownership For the Tanneron Bay Townhomes Condominium Association.

Unit 2-5 in the Tanneron Bay Townhomes Condominium shall hereinafter be deemed to be located in the area which is depicted and labeled as "**Unit 2-1**" on the survey entitled, the Thirteenth Amended Exhibit "C" to the Declaration of Condominium Ownership For Tanneron Bay Townhomes Condominium, which said survey is attached to the Thirteenth Amendment to The Declaration of Condominium Ownership For the Tanneron Bay Townhomes Condominium Association.

Unit 2-2 in the Tanneron Bay Townhomes Condominium shall hereinafter be deemed to be located in the area which is depicted and labeled as "**Unit 2-4**" on the survey entitled, the Thirteenth Amended Exhibit "C" to the Declaration of Condominium Ownership For Tanneron Bay Townhomes Condominium, which said survey is attached to the Thirteenth Amendment to The Declaration of Condominium Ownership For the Tanneron Bay Townhomes Condominium Association.

Unit 2-4 in the Tanneron Bay Townhomes Condominium shall hereinafter be deemed to be located in the area which is depicted and labeled as "**Unit 2-2**" on the survey entitled, the Thirteenth Amended Exhibit "C" to the Declaration of Condominium Ownership For Tanneron Bay Townhomes Condominium, which said survey is attached to the Thirteenth Amendment to The Declaration of Condominium Ownership For the Tanneron Bay Townhomes Condominium Association.

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

This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Lake County, Illinois.

EXHIBIT A


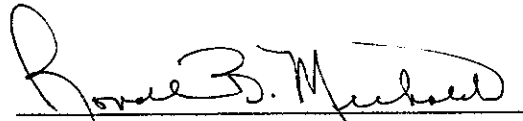

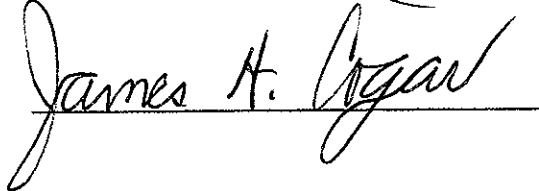

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID HALF QUARTER SECTION WHICH IS 715 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID HALF QUARTER SECTION, TO ITS INTERSECTION WITH THE NORTH LINE OF GEORGE ROSING'S NORTHWESTERLY LINE OF SAID SUBDIVISION TO A POINT IN WOOSTER LAKE, 50 FEET BELOW LOW WATER MARK SAID POINT BEING THE MOST WESTERLY CORNER OF GEORGE ROSING'S WOOSTER LAKE SUBDIVISION); THENCE WEST PARALLEL TO THE NORTH LINE OF AFORESAID HALF QUARTER SECTION TO A POINT WHICH IS 125 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH PARALLEL TO AND 125.0 FEET EAST OF SAID WEST LINE TO THE NORTH LINE OF SAID HALF QUARTER SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

APPROVAL BY BOARD OF DIRECTORS

STATE OF ILLINOIS)
)
COUNTY OF LAKE)


We, the undersigned are two-thirds of the members of the Board of Directors of the Tanneron Bay Townhomes Condominium Association. By our signatures below, we hereby consent to this Fifteenth Amendment to the Declaration. In witness whereof, we have signed this document and cast our votes in favor of this amendment at a duly called meeting of the Board of Directors held on NOVEMBER 12, 2018.

 _____	 _____
 _____	 _____
 _____	_____
_____	_____

Being the members of the Board of Directors
of the Tanneron Bay Townhomes Condominium Association

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I Martin Klein, state that I am the President of the Board of Directors of the Tanneron Bay Townhomes Condominium Association, and that a copy of the foregoing amendment was either delivered personally to each Unit Owner at the Association or was sent regular U.S. Mail, postage prepaid, to each Unit Owner in the Association at the address of the unit or such other address as the Owner has provided to the Board of Directors for the purpose of mailing notices. I further state that the Unit Owners did not file a petition with the Board, pursuant to the requirements of Section 27(b) of the Illinois Condominium Property Act, objecting to the adoption of this Fifteenth Amendment to the Declaration.

By: 

**AGREEMENT AND CONSENT BY UNIT OWNER OF UNIT 2-1 TO THIS
FIFTEENTH AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR TANNERON BAY TOWNHOMES
CONDOMINIUM**

The undersigned owners of the affected Unit 2-1, agree and consent to this Amendment relabeling the location of their units and further acknowledge that they understand that such relabeling will not affect the percentage interest of the common elements currently allocated to each of the affected units and agree and consent to the continued current allocation, all as evidenced by their signatures below to this document, with the intent that their agreement and consent be binding upon any subsequent owner of their unit who may acquire title by succession, assignment or otherwise.

All Owners for Unit 2-1 Please Sign, Print Name, and Affix Date Below:

By: *Constance Koziol*

By: *Robert E. Koziol*

Print Name: CONSTANCE KOZIOL

Print Name: ROBERT E. KOZIOL

Constance Koziol, as trustee of the Koziol Trust dated 3/5/2002 Robert E. Koziol, as trustee of the Koziol Trust dated 3/5/2002

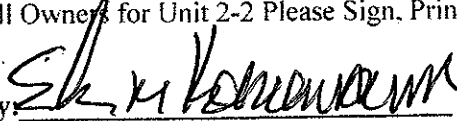
Date: 11-27-18

Date: 11/27/18

**AGREEMENT AND CONSENT BY UNIT OWNER OF UNIT 2-2 TO THIS
FIFTEENTH AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR TANNERON BAY TOWNHOMES
CONDOMINIUM**

The undersigned owners of the affected Unit 2-2, agree and consent to this Amendment relabeling the location of their units and further acknowledge that they understand that such relabeling will not affect the percentage interest of the common elements currently allocated to each of the affected units and agree and consent to the continued current allocation, all as evidenced by their signatures below to this document, with the intent that their agreement and consent be binding upon any subsequent owner of their unit who may acquire title by succession, assignment or otherwise.

All Owners for Unit 2-2 Please Sign, Print Name, and Affix Date Below:

By:  By: _____

Print Name: EMELIA M. KOENEKHANA Print Name: _____

Date: 11-20-18 Date: _____

**AGREEMENT AND CONSENT BY UNIT OWNER OF UNIT 2-4 TO THIS
FIFTEENTH AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR TANNERON BAY TOWNHOMES
CONDOMINIUM**

The undersigned owners of the affected Unit 2-4, agree and consent to this Amendment relabeling the location of their units and further acknowledge that they understand that such relabeling will not affect the percentage interest of the common elements currently allocated to each of the affected units and agree and consent to the continued current allocation, all as evidenced by their signatures below to this document, with the intent that their agreement and consent be binding upon any subsequent owner of their unit who may acquire title by succession, assignment or otherwise.

All Owners for Unit 2-4 Please Sign, Print Name, and Affix Date Below:

By: Rupert Wenzel

By: Gail Wenzel

Print Name: RUPERT L. WENZEL

Print Name: Gail Wenzel (Kenline)

Date: 26 Nov 2018

Date: Nov. 26. 2018

**AGREEMENT AND CONSENT BY UNIT OWNER OF UNIT 2-5 TO THIS
FIFTEENTH AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR TANNERON BAY TOWNHOMES
CONDOMINIUM**

The undersigned owners of the affected Unit 2-5, agree and consent to this Amendment relabeling the location of their units and further acknowledge that they understand that such relabeling will not affect the percentage interest of the common elements currently allocated to each of the affected units and agree and consent to the continued current allocation, all as evidenced by their signatures below to this document, with the intent that their agreement and consent be binding upon any subsequent owner of their unit who may acquire title by succession, assignment or otherwise.

All Owners for Unit 2-5 Please Sign, Print Name, and Affix Date Below:

By: David T. Leary

By: W/2

Print Name: DAVID T. LEARY

Print Name: W/2

Date: 11-23-2018

Date: W/2