

CT VH
763359

This document prepared by
(and after recording, return to):
Jason A. Doran
Carlson Partners, Ltd.
2500 S. Highland Avenue, Suite 360
Lombard, IL 60148
Tel: (630) 928-0040

Image# 048467280013 Type: CNA
Recorded: 03/01/2012 at 01:45:15 PM
Receipt#: 2012-00012138
Page 1 of 13
Fees: \$48.00
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **6825041**

Permanent Tax Index Number:
11-18-104-038 (underlying)
11-18-104-041 (underlying)
11-18-104-044 (underlying)
11-18-104-050 (underlying)

Property Address:
For informational purposes only:
900 Technology Way, Libertyville, Illinois 60048

(Space above line reserved for recording information.)

THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
LIBERTYVILLE OFFICE CONDOMINIUMS

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM ("Third Amendment") is made and entered into this 14th day of JANUARY, 2012, by UNBEL LLC, an Illinois limited liability company, having its principal place of business at 101 E. Chicago Street, Elgin, Illinois 60120 (hereinafter sometimes referred to as the "Declarant").

WITNESSETH:

WHEREAS, the Declaration of Condominium of Libertyville Office Condominiums dated June 15, 2007, was recorded with Lake County on June 25, 2007, as document number 6202023 (the "Declaration"); as amended by the First Amendment to the Declaration dated February 3, 2009, recorded with Lake County on February 13, 2009, as document number 6435952; and the Second Amendment to the Declaration dated July 23, 2009, recorded with Lake County on July 29, 2009, as document number 6504220, for the property located at 900 Technology Way, Libertyville, Illinois 60048, and legally described on Exhibit A of the Declaration.

WHEREAS, a deed in lieu dated December 30, 2009, was recorded with Lake County on February 8, 2010, as document number 6571589, which assigns all of the right, title and interest of Libertyville Office Investors, LLC (the Developer) to LOI-2009, LLC, including, without limitation, the right to manage, direct and control said property.

WHEREAS, a "QUIT CLAIM DEED" dated January 9, 2012, was recorded with Lake County on January 11, 2012, as document number 6808294, which transfers all of the right, title and interest in the real estate from LOI-2009, LLC to UNBEL LLC the transfer included, without limitation, the right to manage, direct and control said property.

3p12-5
CND
JR
9

WHEREAS, Section 21 of the Declaration provides for amendments thereto under the circumstances therein; and

WHEREAS, Declarant hereby declares that the real property described above is, and shall be held, transferred, sold and conveyed subject to the covenants, conditions and restrictions set forth in the Declaration, as amended, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each owner thereof.

NOW, THEREFORE, Declarant declares as follows:

1. **Definitions.** All of the defined terms set forth herein shall have the same meaning as set forth in the Declaration, unless specifically stated to the contrary herein, or if the context clearly requires a different construction or meaning.
2. **Exhibit B.** Exhibit B of the Declaration is amended to read as provided on Exhibit B attached hereto.
3. **Exhibit C.** Exhibit C of the Declaration is amended to read as provided on Exhibit C attached hereto.
4. **Exhibit D.** Exhibit D of the Declaration is amended to read as provided on Exhibit D attached hereto.
4. **Section 21. Modifications by the Developer.** Section 21 of the Declaration is amended to read as follows:


"Until the first sale of each Unit by Developer, the Developer, or its successors or assigns, shall have the right to modify the Condominium Instruments, which modification shall be effective on the recording thereof, provided further that such right shall be exercised only (a) to bring the Declaration into compliance with the Act (b) to correct clerical or typographical errors in the Declaration or (c) to exercise its right to divide Units owned by the Developer. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Developer to make any change or modification as authorized hereunder on behalf of each Unit Owner as attorney in fact for such Unit Owner. Each deed, mortgage, trust deed, or other evidence of obligation or other instrument affecting a Unit and the acceptance thereof shall be deemed to be a grant and acknowledgement of, and a consent to the reservation of the power to the Developer as aforesaid."

5. **Ratification.** The Declaration, as modified by this Third Amendment remains in full force and effect and is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Declarant has caused this Instrument to be executed on its behalf by its duly authorized Manager, on the day and year first above written.

UNBEL LLC, an Illinois limited liability company

By: Union National Bank, a National Banking Association, ~~the Managing Member~~

By: 
Fred L. Shaw, President

State of Illinois)
County of Kane)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Fred L. Shaw, personally known to me to be the same person whose name is subscribed to the foregoing instrument, produced drivers license as identification, and appeared before me this day in person and acknowledged that as such president of Union National Bank, he signed and delivered the said instrument, as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

1-19-12



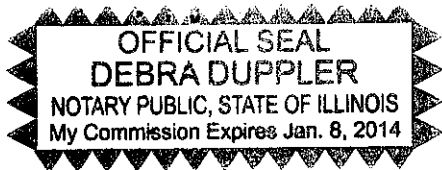


EXHIBIT B
TO
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF
LIBERTYVILLE OFFICE CONDOMINIUMS

LEGAL DESCRIPTION OF UNITS

PARCEL 1: UNIT NUMBERS 100-A, 100-B, 210, 220, 230, 240, 250, 260, 270, 280 AND 300 IN LIBERTYVILLE OFFICE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 5, FINAL PLAT OF PINE MEADOW CORPORATE CENTER SUBDIVISION, AND PART OF LOT H, LIBERTYVILLE BUSINESS PARK 6TH PLAT OF RESUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°53'51" EAST ALONG THE NORTHERLY LINE THEREOF 439.67 FEET; THENCE SOUTH 0°00'00" EAST ALONG A LINE 409.23 FEET TO A POINT ON A SOUTHERLY LINE OF SAID LOT THAT IS 100.66 FEET WESTERLY OF A SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89°54'16" WEST 150.35 FEET ALONG SAID SOUTHERLY LINE TO AN EASTERLY LINE OF SAID LOT H; THENCE SOUTH 0°05'44" WEST ALONG SAID EASTERLY LINE 35.0 FEET TO THE EASTERLY EXTENSION OF A SOUTHERLY LINE OF SAID LOT 5; THENCE NORTH 89°54'16" WEST ALONG SAID EXTENSION AND SOUTHERLY LINE OF SAID LOT 290.0 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°05'44" EAST ALONG THE WESTERLY LINE OF SAID LOT 444.29 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 6202023, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**EXHIBIT C
TO
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF
LIBERTYVILLE OFFICE CONDOMINIUMS**

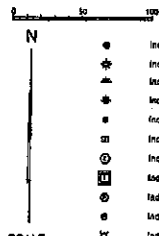
UNIT OWNERS' PERCENTAGE INTERESTS IN THE COMMON ELEMENTS

<u>UNIT</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
100-A	15.74%
100-B	16.06%
210	1.78%
220	6.27%
230	5.92%
240	4.35%
250	1.89%
260	4.20%
270	5.76%
280	4.38%
300	<u>33.65%</u>
TOTAL	100.0%

**EXHIBIT D
TO
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF
LIBERTYVILLE OFFICE CONDOMINIUMS**

PLAT OF CONDOMINIUM

LIBERTYVILLE OFFICE CONDOMINIUMS VILLAGE OF LIBERTYVILLE LAKE COUNTY ILLINOIS

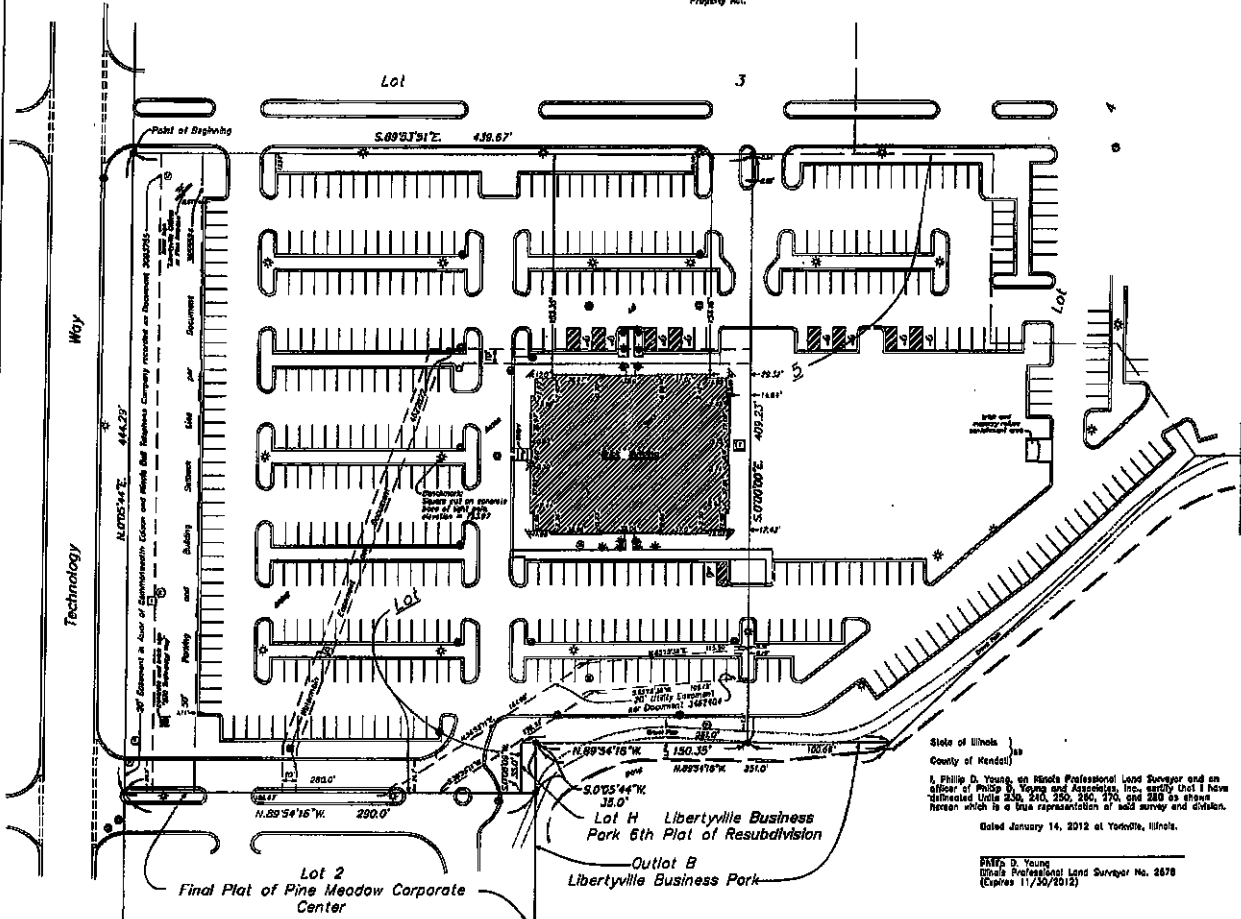


SCALE
1"=40'

- | | |
|------------------------------------|--|
| ● indicates den pipe | ○ indicates traffic manhole |
| ● indicates light standard | ○ indicates storm manhole |
| ● indicates ground light | ○ indicates storm round open grate |
| ● indicates bollard with light | ○ indicates polyethylene attached pipe |
| ● indicates bollard | ○ indicates common element |
| ● indicates capture | ○ indicates handicapped parking space |
| ○ indicates electrical meter | ○ indicates curb and gutter |
| ○ indicates electrical pedestal | ○ indicates depressed curb and gutter |
| ○ indicates electrical transformer | ○ indicates center line of fence (offset designated to show direction) |
| ○ indicates phone pedestal | ▨ indicates brick building |
| ○ indicates phone manhole | ○ indicates utility pole |
| ○ indicates fire hydrant | ○ indicates utility pole with anchor wire |
| ○ indicates water shut off valve | ○ indicates manhole (type unknown) |
| ○ indicates water valve vault | ○ indicates sanitary sewer manhole |
| ○ indicates well hydrant | |

Notes:
Bearings shown hereon are from recorded subdivision plats.
Final Plat of Pine Meadow Corporate Center, Village of Libertyville, Lake County, Illinois recorded as Document 4822822.
Libertyville Business Park 6th Plat of Resubdivision, Village of Libertyville, Lake County, Illinois recorded as Document 4422852.
Description indicated hereon is based upon Title Policy #05-18730-002 issued by First American Title Insurance Company, dated May 3, 2008.
Square footage tabulation is for informational purposes only, and shall not be used for boundary reconstruction purposes.
Building size and dimensions are shown to the face of brick.
Building clear and foundation elevations based on Benchmark datum provided from the Village of Libertyville.
5 to 10 inches of snow was on ground at time of survey.
Common address: 900 Technology Way, Libertyville, Illinois.

Note: Graphic depiction of some symbol locations and utility lines have been exaggerated for visual clarity.
This plat was prepared in accordance with and is being recorded in conformity with the Illinois Condominium Property Act.



Legal Description from Condominium Declaration:
PARCEL 1:
UNIT NUMBERS 100-A, 100-B, 210, 220, 230, 240, 250, 260, 270, 280, AND 300 IN LIBERTYVILLE OFFICE CONDOMINIUMS, AS delineated ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 5, FINAL PLAT OF PINE MEADOW CORPORATE CENTER SUBDIVISION, AND PART OF LOT H, LIBERTYVILLE BUSINESS PARK 6TH PLAT OF RESUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH BY DEGREES 05'51" EAST ALONG THE NORTHERLY LINE THEREOF 430.67 FEET; THENCE SOUTH BY DEGREES 09'00" EAST ALONG A LINE CORNER FEET TO A POINT ON A SOUTHERLY LINE OF SAID LOT THAT IS 100.66 FEET WESTWARD OF A SOUTHWEST CORNER OF SAID LOT; THENCE NORTH BY DEGREES 89'44" WEST 150.35 FEET ALONG SAID SOUTHERLY LINE TO AN EASTERLY LINE OF SAID LOT H; THENCE SOUTH BY DEGREES 09'44" WEST ALONG SAID EASTERLY LINE 33.0 FEET TO THE EASTERLY EXTENSION OF A SOUTHERLY LINE OF SAID LOT 5; THENCE NORTH BY DEGREES 89'44" WEST ALONG SAID EXTENSION AND SOUTHERLY LINE OF SAID LOT 250.0 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH BY DEGREES 09'44" EAST ALONG THE WESTERLY LINE OF SAID LOT 444.89 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 830003, AND AS ADJUSTED BY THE FOLLOWING DOCUMENT NUMBERS 843882 AND RE-RECORDED AS DOCUMENT 851884, AND AS FURTHER ADJUSTED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE COUNTY ILLINOIS.
PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PINE MEADOW CORPORATE OFFICE PARK, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION, INGRESS AND EGRESS, PARKING, UTILITIES, SEWER AND DRAINAGE, UTILITIES, EMERGENCY MAINTENANCE, AND SIGNS, RECORDED JANUARY 7, 2001 AS DOCUMENT 4823585.
State of Illinois
County of Kane
I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., certify that I have attached thereto a true and correct copy of the original plat hereon which is a true representation of said survey and contain.
Dated January 14, 2012 at Yorkville, Illinois.
PHILLIP D. YOUNG
Illinois Professional Land Surveyor No. 2878
(Expires 11/30/2012)

Dated at Geneva, Illinois, January 14, 2012.

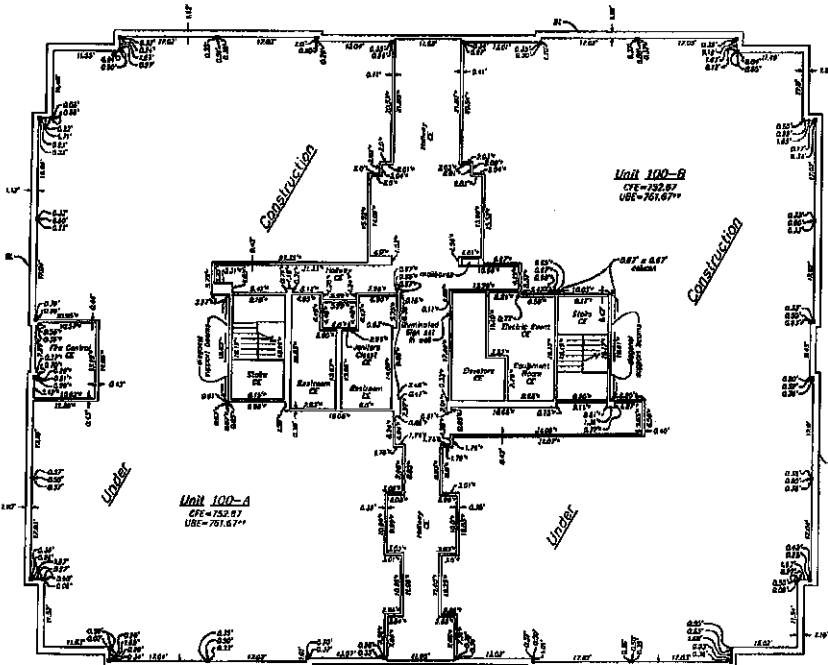
Illinois Professional Land Surveyor No. 2753
License Expiration Date: November 30, 2012

Boundary, Building Ties and Exterior Building Dimensions Exhibit "D" Third Amended
Sheet 1 of 3

Plat revised January 14, 2012 to show correction of Units 230 through 280.

Ordered by & Prepared for: LOI - 2008, LLC	Job No. 12003 Job Name LIBERTYVILLE DWG FILE 12003A Revision Date	Phillip D. Young and Associates, Inc. LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775 1107B South Bridge Street Yorkville, Illinois 60560 Telephone (630)553-1580
---	--	---

LIBERTYVILLE OFFICE CONDOMINIUMS
 VILLAGE OF LIBERTYVILLE LAKE COUNTY ILLINOIS

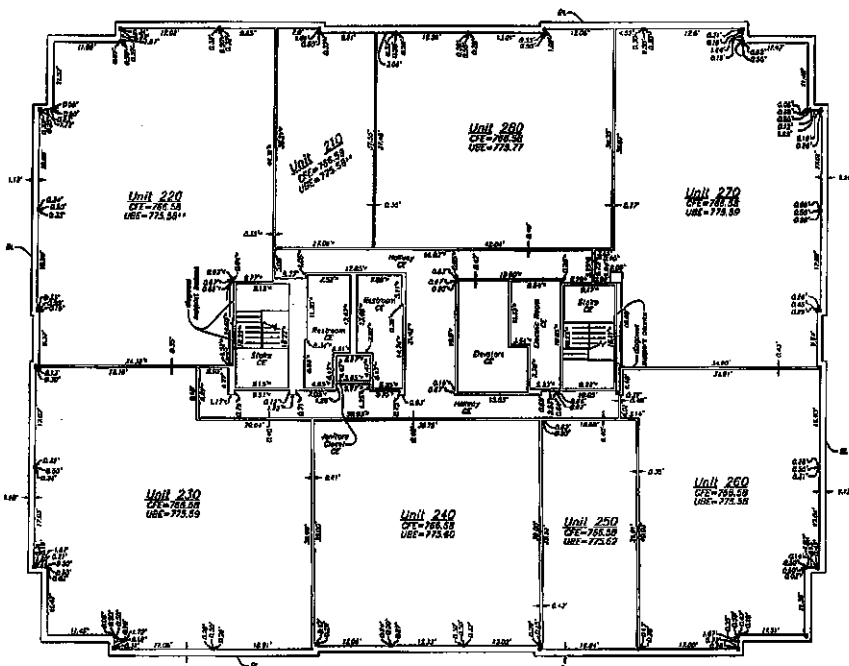


First Floor

Notes:
 Linear dimensions between and along horizontal and vertical planes which constitute boundaries of the unit(s) herein are measured as follows:
 HORIZONTAL PLANES measured horizontally along interior wall surfaces.
 VERTICAL PLANES measured vertically from top of concrete floor surfaces to upper boundary plane.
 Elevations are referenced to datum provided from the Village of Libertyville.
 Unit boundary (dashed lines):
 - extend to existing concrete floor surface
 - are at or below existing bottom of ceiling
 - are coincident with existing interior walls or demising walls.
 Distances along curved lines are arc distances.
 Assumed Condominium plans are indicated and will be accepted by the developer when the remaining areas in subdivided units are completed or deleted.
 Exterior wall thickness shows herein are dimension to the face of brick.
 ** Ceilings were not constructed at time of survey.
 Dimensions are subject to revisions in future amended plans.

N
 ——— indicates building line
 C/F indicates concrete floor elevation of wall
 UBE** indicates upper boundary elevation of unit
 CE indicates common element
 MS** indicates wall finished with drywall
 A indicates steel support column (Common Element)
 0.5' ± 0.5' unless otherwise indicated

SCALE
 1" = 10'



Second Floor

Plot revised January 14, 2013 to show definition of Units 230 through 280.
 Interior Building Dimensions Exhibit "D" Third Amended Sheet 2 of 3

JOB NO.	12003
JOB NAME	LIBERTYVILLE
DWG FILE	12003B
REVISION DATE	

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

11078 South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580

LIBERTYVILLE OFFICE CONDOMINIUMS VILLAGE OF LIBERTYVILLE LAKE COUNTY ILLINOIS

Notes:

Linear dimensions between and along horizontal and vertical planes which constitute boundaries of the unit(s) herein are measured as follows:

HORIZONTAL PLANES: measured horizontally along interior wall surfaces.

VERTICAL PLANES: measured vertically from top of concrete floor surfaces to upper boundary plane.

Elevations are referenced to Datum provided from the Village of Libertyville.

Unit boundary detailed herein:

- suited to existing concrete floor surfaces
- one or below existing bottom of ceiling
- one established with existing interior walls or demising walls

Distances along curved lines are arc distances.

Amended Condominium plans are anticipated and will be recorded by the developer when the remaining areas in unimproved Units are completed or divested.

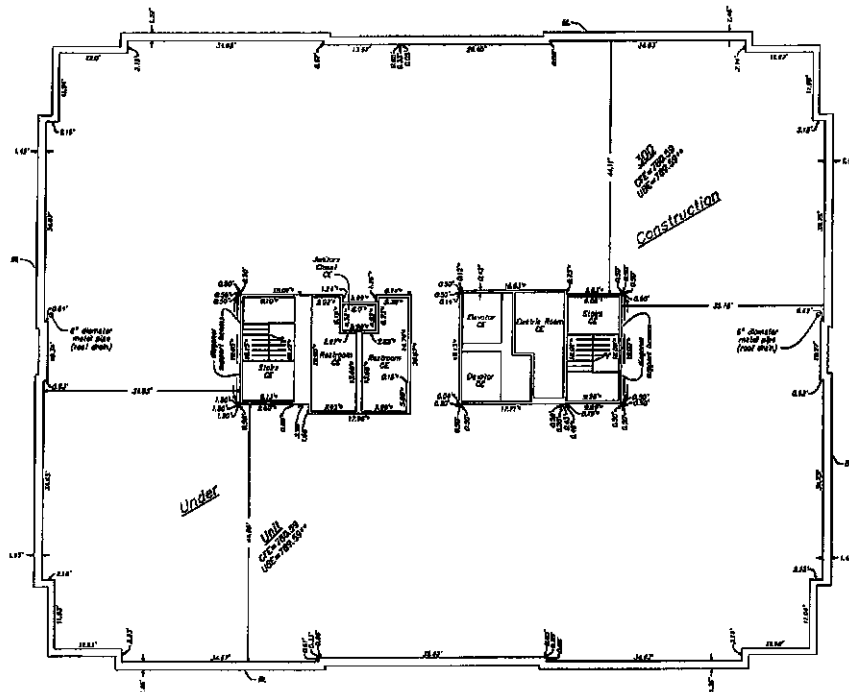
Exterior wall thickness shown herein are dimension to the face of brick.

** Buildings were not constructed at time of survey. Dimensions are subject to revisions in future amended plans.

N

- BL Indicates building line
- C/E Indicates concrete floor elevation of unit
- UBE** Indicates upper boundary elevation of unit
- CE Indicates common element
- Ø22" Indicates wall finished with drywall
- Ø Indicates steel support column (Common Element) 0.5' x 0.5' unless otherwise indicated

SCALE
1"=10'



Third Floor

Plot revised January 30, 2012 to show definition of Units 230 through 235.

Interior Building Dimensions
Exhibit "D" Third Amended
Sheet 3 of 3

JOB NO.	12003
JOB NAME	LIBERTYVILLE
DWG FILE	120030
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580