



CERTIFICATION

I, Mary Ellen Vanderverter, Recorder for the County of Lake, State of Illinois, do hereby certify this to be a true and correct copy of Document Number **7072237** recorded **January 23, 2014** as it appears from the records and microfilm in my office. In witness hereof, I have hereunto set my hand and affixed the seal of my office.

DATE: January 23, 2014

[Seal]

Mary Ellen Vanderverter
Mary Ellen Vanderverter
Lake County Recorder

by *Michelle Peterson*
Clerk, Recorder's Office

18 N County St – 6th Floor
Waukegan, IL 60085-4358
(847) 377-2678
fax (847) 984-5860

This Instrument Prepared By, and
After Recording, Return to:

Raymond C. Gerard, of counsel
O'Donnell Law Firm, Ltd.
14044 W. Petronella Drive, Suite 1
Libertyville, IL 60048



Image# 050939330008 Type: DEC
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Receipt#: 2014-00003894
Page 1 of 8
Fees: \$44.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7072237**

(The space above is reserved for Recorder's Use)

all To: *Wedgewood Homeowners's
Association of Lake Forest
825 S. Waukegan Rd.
A8, PMB 207
Lake Forest, IL 60045*

**AMENDMENT TO HOMEOWNERS DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Amendment to Homeowners Declaration of Covenants, Conditions and Restrictions ("Amendment") is made as of December 31, 2013 by those parties whose signatures appear at the end of this instrument.

RECITALS

Whereas, a certain Homeowners Declaration of Covenants, Conditions and Restrictions, dated September 28, 1979, was recorded with the Recorder of Deeds for Lake County, Illinois on November 20, 1979 as Document No. 2034876, as amended by that certain Amendment No. 1 to Homeowners Declaration of Covenants, Conditions and Restrictions, dated December 1, 1998, and recorded with said Recorder of Deeds on December 18, 1998 as Document No. 4260017 (collectively, the "Declaration"); and

Whereas, the Declaration submitted the real estate legally described on Exhibit "A" attached hereto, and known as Wedgewood Subdivision, Lake Forest, Illinois (the "Property") to the terms and conditions of the Declaration; and

Whereas, Section 8.01.B of the Declaration provides for the amendment of the Declaration, after the organization of the Association (as such term is defined in the Declaration) and while the declarant of such instrument (as identified in the Declaration, including the

AMENDMENT 2

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successor to such party, the "Declarant") is a member of the Association, by a writing executed by two thirds of the members of the Association and by the Declarant; and

Whereas, the Wedgewood Homeowners Association is an Illinois not-for-profit corporation that has been organized under the Declaration; and

Whereas, the Declarant is a member of the Association; and

Whereas, the parties signing this Amendment constitute two-thirds or more of the members of the Association;

Whereas, Section 4.01 of the Declaration provided for architectural review of the construction, placement or alteration of new structures on a lot, except in relation to the original construction of dwellings or appurtenant structures on the lots; and

Whereas, the exception cited above was intended only for a reasonable time; and

Whereas, more than thirty years have passed since the recording of the Declaration; and

Whereas, the parties signing this Amendment desire to clarify and effect the original intent of Section 4.01;

Now Therefore, the Declaration is hereby amended as follows:

1. Each of the Recitals stated above is incorporated herein and made a part of this Amendment as if fully stated here.

2. Unless another meaning is expressly provided herein, capitalized terms used in this Amendment shall have the same meaning as given to such terms in the Declaration.

3. Section 4.01 is hereby amended in its entirety by deleting the following:

4.01 Except as relates to the original construction of dwellings or appurtenant structures on the lots, no house, garage, treehouse, clubhouse, kennel, porch, building, fence, wall or other structures shall be erected, placed or altered by any lot Owner on any lot until the plans therefor have been approved in writing by the Board as adhering to conformity and harmony of design with existing structures in Wedgewood. This section shall not apply to interior alterations.

and by replacing it with the following:

4.01 No house, garage, treehouse, clubhouse, kennel, porch, building, fence, wall or other structures shall be erected, placed or altered by any Lot Owner on any Lot until the plans therefor have been approved in writing by the Board as adhering to conformity and harmony of design with existing structures in Wedgewood. This section shall not apply to interior alterations.

4. This Amendment may be executed in a number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. In addition, this Amendment may contain more than one counterpart of the signature page, and this Amendment may be executed by the affixing of the signatures of each of the parties to one or more of such counterpart signature pages; all of such counterpart signature pages shall read as though one, and they shall have the same force and effect as though all the signers have signed a single signature page.

5. If any provision of the Declaration or this Amendment or its application to any person or circumstance shall be determined by a court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of the Declaration and this Amendment and the application of such provision to any person or circumstance other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision herein shall be valid and shall be enforced to the fullest extent of the law.

IN WITNESS WHEREOF, the parties whose names appear below have executed this instrument.

SEE SIGNATURE PAGES ATTACHED

AMENDMENT 2

MEMBER SIGNATURE PAGE

(individual)

The undersigned, being a member of the Wedgewood Homeowners Association, an Illinois not-for-profit corporation and the association of lot owners in the Wedgewood Subdivision, organized under that certain Homeowners Declaration of Covenants, Conditions and Restrictions, dated September 28, 1979, was recorded with the Recorder of Deeds for Lake County, Illinois on November 20, 1979 as Document No. 2034876, as amended ("Declaration"), hereby executes the foregoing Amendment to the Declaration, to modify Section 4.01 and effect the purposes stated therein.

Date: _____, 2013

_____ (signature)

Address: _____

Lake Forest, IL, 60045

_____ (print name)

Lot No. _____, Wedgewood
Subdivision

_____ (signature)

_____ (print name)

MEMBER SIGNATURE PAGE

(trust/entity)

The undersigned, being a member of the Wedgewood Homeowners Association, an Illinois not-for-profit corporation and the association of lot owners in the Wedgewood Subdivision, organized under that certain Homeowners Declaration of Covenants, Conditions and Restrictions, dated September 28, 1979, was recorded with the Recorder of Deeds for Lake County, Illinois on November 20, 1979 as Document No. 2034876, as amended ("Declaration"), hereby executes the foregoing Amendment to the Declaration, to modify Section 4.01 and effect the purposes stated therein.

Date: _____, 2013

(print name of entity)

Address: _____
Lake Forest, IL, 60045

By: _____
(signature)

Lot No. _____, Wedgewood
Subdivision

(print name)

(signature)

(print name)

DECLARANT SIGNATURE PAGE

The undersigned, being a member of the Wedgewood Homeowners Association, an Illinois not-for-profit corporation and the association of lot owners in the Wedgewood Subdivision, organized under that certain Homeowners Declaration of Covenants, Conditions and Restrictions, dated September 28, 1979, was recorded with the Recorder of Deeds for Lake County, Illinois on November 20, 1979 as Document No. 2034876, as amended ("Declaration"), hereby executes the foregoing Amendment to the Declaration, to modify Section 4.01 and effect the purposes stated therein.

Date: _____, 2013

Address:

Lake Forest, IL, 60045

Lot No. _____, Wedgewood
Subdivision

Exhibit A

Legal Description

LOTS 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 34 AND 24 IN BLOCK 1; LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 2; LOTS 1, 3, 4, 5, 6, 9, 12, 13, 14, 15 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25 IN BLOCK 3 IN WEDGEWOOD SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1979 AS DOCUMENT 2034877, IN BOOK 72 OF PLATS, PAGES 54, 55 AND 56, IN LAKE COUNTY, ILLINOIS.

SECRETARY'S CERTIFICATE

I, the undersigned, Secretary of the Wedgewood Homeowners Association, an Illinois not-for-profit corporation, hereby certifies that the foregoing Amendment to Homeowners Declaration of Covenants, Conditions and Restrictions was executed by two-thirds or more of the members of said Association and by the Declarant or its successor.

Date: JANUARY 20, 2014

[Handwritten Signature] (signature)

ROGER E. FERCH (print name),
Secretary of the Wedgewood Homeowners Association



State of ILLINOIS)
) ss.
County of COOK)

I, ANGELICA HERRERA, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROGER E. FERCH personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her free act and deed, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20 day of JANUARY, 2014.

Angelica Herrera
Notary Public

My Commission Expires: MARCH 22, 2014