

THIS INSTRUMENT WAS PREPARED BY
AND UPON RECORDATION, RETURN TO:
PATRICIA A. O'CONNOR
LEVENFELD PEARLSTEIN, LLC
2 NORTH LASALLE STREET, 13TH FLOOR
CHICAGO, ILLINOIS 60602



Doc#: 0620945049 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2006 10:20 AM Pg: 1 of 6

(THIS SPACE FOR RECORDER'S OFFICE ONLY)

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF BY-LAWS,
EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE
TWIN LAKES CONDOMINIUM**

This First Amendment to the Declaration Condominium Ownership and of By-Laws, Easements, Restrictions and Covenants for the Twin Lakes Condominium ("Association"):

WITNESSETH:

The real estate described as Lot 2 in Twin Lakes Resubdivision, being a subdivision of Part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, hereto and commonly known as 405 Creekside Drive, Palatine, Illinois, Cook County, Illinois was submitted to the Condominium Act of the State of Illinois (the "Act") pursuant to a "Declaration of Condominium Ownership for the Twin Lakes Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois ("Recorder") on February 23, 2006 and re-recorded on March 20, 2006, as Document Number 0607931038.

1. Article IV, Paragraph 6 of the Declaration and Section 26 of the Act provide that Parking Spaces may be transferred by the Developer or between Unit Owners by an amendment to the Declaration executed by either the Developer or all Unit Owners who are parties to the transfer and containing a certificate showing that a copy of the amendment has been delivered to the Board of Managers.

Upon recording of the Declaration, the Developer failed to assign all Limited Common Element Parking Spaces to be appurtenant to specific Units. Limited Common Element Parking Spaces 24, 25, 26 and 33 remain unassigned pursuant to Exhibit B of the Declaration. The Developer now intends, in accordance with Article IV, Paragraph 6 of the Declaration, to amend the Declaration to reflect the assignment of Limited Common Element Parking Spaces 24, 25, 26 and 33 as follows:

Limited Common Element Parking Space 24 shall be assigned to Unit 602;
Limited Common Element Parking Space 25 shall be assigned to Unit 504;
Limited Common Element Parking Space 26 shall be assigned to Unit 502;
Limited Common Element Parking Space 33 shall be assigned to Unit 205.

NOW, THEREFORE, Twin Lakes Realty, LLC hereby amend the Declaration of Condominium Ownership and of By-Laws, Easements, Covenants and Restrictions for the Twin Lakes Condominium Association by deleting Exhibit B in its entirety and inserting the revised Exhibit B attached hereto and made a part hereof in its stead.

2. The Developer further wishes to amend the Declaration to change the name of the Association from "Twin Lakes Condominium Association" to "The Wellington at Twin Lakes Condominium Association", which is the Association's correct corporate identity pursuant to Articles of Incorporation filed with the Illinois Secretary of State's Office.

Section 27(b)(1) of the Illinois Condominium Property Act provides:

"If there is an omission or error in the declaration, bylaws or other condominium instrument, the association may correct the error or omission by an amendment to the declaration, bylaws, or other condominium instrument in such respects as may be required to conform to this Act, and any other applicable statute or to the declaration by vote of 2/3 of the members of the Board."

Article 104.05(a)(7) of the Illinois Not-For-Profit Corporation Act of 1986 (Ch. 805, 105/101.01 et. seq.) provides:

"(a) The corporate name of a domestic corporation or of a foreign corporation organized, existing or subject to the provisions of this Act: ...

(7) Shall be the name under which the corporation shall conduct affairs in this State unless the corporation shall also elect to adopt an assumed corporate name or names as provided in this Act; provided, however, that the corporation may use any divisional designation or trade name without complying with the requirements of this Act, provided the corporation also clearly discloses its corporate name."

This Amendment has been approved by 2/3 of the members of the Board at a duly notified meeting of the Board held on July 18, 2006.

NOW, THEREFORE, in order to comply with the requirements of the Illinois Not-For-Profit Corporation Act, the Declaration is amended to reflect, in all respects, the Association name as:

"The Wellington at Twin Lakes Condominium Association".

Except as otherwise modified herein, the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th
day of July, 2006.

ACCEPTED AND AGREED:

TWIN LAKES REALTY, LLC,
an Illinois Limited Liability Company

By: [Signature]

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EXHIBIT B

PERCENTAGE INTERESTS IN THE COMMON ELEMENTS OF TWIN LAKES CONDOMINIUMS

Unit Number	Parking Space Number	Storage Space Number	Percentage of Interest
201	9	13	3.2733%
202	27	14	3.6663%
204	17	20	2.9930%
205	10 and 33	16	4.1902%
206	21	26	3.6663%
301	22	2	3.3126%
302	15	11	3.7055%
303	18	22	2.7494%
304	31	7	3.0585%
305	23	1	3.3126%
306	14	10	3.7055%
401	19	17	3.3519%
402	11	6	3.7448%
403	16	19	2.7887%
404	20	4	3.1240%
405	32	5	3.3519%
406	4	25	3.7448%
501	28	21	3.3912%
502	7 and 26	24	4.0199%
503	29	9	2.8280%
504	25 and 30	8	3.4253%
505	8	12	3.3912%
506	6	23	3.8496%
601	3	27	3.4567%
602	12 and 24	15	4.2164%
603	1	18	2.8934%
604	5	3	3.3257%
605	2	28	3.4567%
606	13	29	4.0068%
TOTAL			100%

Legal Description

Lot 2 in Twin Lakes Resubdivision, being a Subdivision of Part of Section 24,
Township 42 North, Range 10, East of the Third Principal Meridian, in Cook
County, Illinois