


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) 953-5813

  
Image# 050800240017 Type: CNA  
Recorded: 11/27/2013 at 09:02:37 AM  
Receipt#: 2013-00078395  
Page 1 of 17  
Fees: \$52.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder

File **7058328**

Permanent Tax Index Number:  
11-18-104-038 (underlying)  
11-18-104-041 (underlying)  
11-18-104-044 (underlying)  
11-18-104-045 (underlying)  
11-18-104-050 (underlying)

COPY

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

(Space above line reserved for recording information.)

FOURTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
LIBERTYVILLE OFFICE CONDOMINIUMS

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM ("Fourth Amendment") is made and entered into this 23<sup>rd</sup> day of November, 2013, 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; the Second Amendment to the Declaration dated July 23, 2009, recorded with Lake County on July 29, 2009, as document number 6504220; and the Third Amendment to the Declaration dated January 19, 2012, recorded with Lake County on March 1, 2012, as document number 6825041, 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.

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

WHEREAS, Declarant has prepared this Fourth Amendment to the Declaration in order to add newly created Units 130 and 150 (by dividing Unit 100-A) thereby eliminating unit 100-A in accordance with the Declaration and the Act; 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.

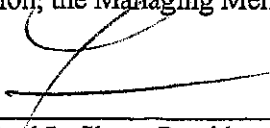
NOW, THEREFORE, Declarant declares as follows:

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.
5. **Ratification.** The Declaration, as modified by this Fourth 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 Armed Lewis 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.

November 21, 2013

Debra Duppler  
Notary



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

LEGAL DESCRIPTION OF UNITS

~~PARCELS~~: UNIT NUMBERS 130, 150, 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 FOURTH 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  
FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
LIBERTYVILLE OFFICE CONDOMINIUMS

UNIT OWNERS' PERCENTAGE INTERESTS IN THE COMMON ELEMENTS

| <u>UNIT</u> | <u>PERCENTAGE INTEREST<br/>IN COMMON ELEMENTS</u> |
|-------------|---|
| 100-B       | 16.06%  |
| 130         | 8.00%   |
| 150         | 7.74%   |
| 210         | 1.78%   |
| 220         | 6.27%   |
| 230         | 5.92%   |
| 240         | 4.35%   |
| 250         | 1.89%   |
| 260         | 4.20%   |
| 270         | 6.39%   |
| 280         | 3.75%   |
| 300         | <u>33.65%</u>                                     |
| TOTAL       | 100.0%  |

EXHIBIT D  
TO  
FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
LIBERTYVILLE OFFICE CONDOMINIUMS

PLAT OF CONDOMINIUM







# 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 demarcated hereon:

- extend to existing concrete floor surface
- are at or below existing bottom of ceiling
- are coincident with existing interior walls or demising walls

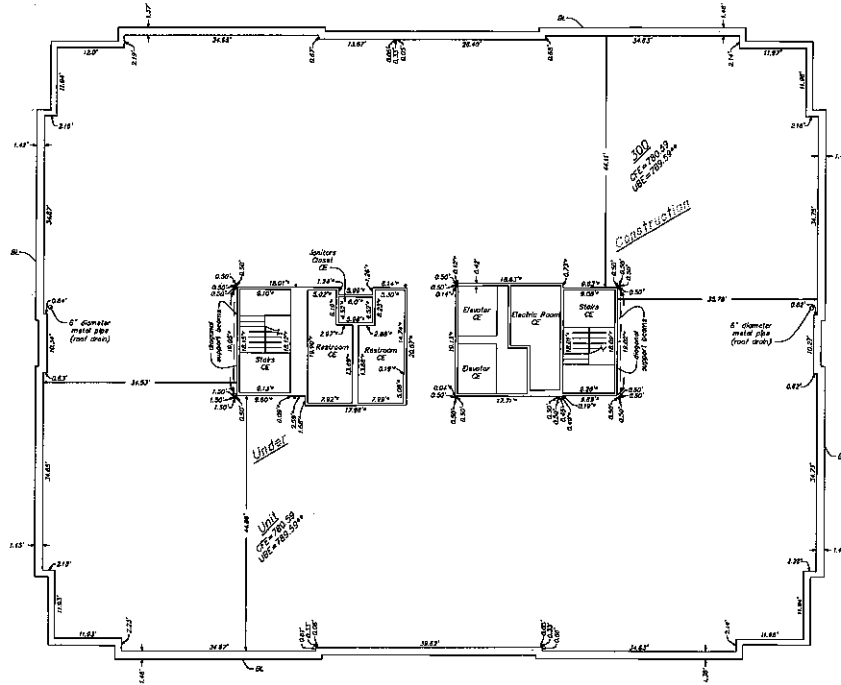
Distances along curved lines are arc distances.

Amended Condominium plans are anticipated and will be recorded by the developer when the remaining areas in undivided units are completed or divided.

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

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

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



Third Floor



Plan revised November 2, 2013 to show the delineation of Units 130 and 150.

MICHAEL C. ENRALLADO P.L.S. 2748 EXP. 11/30/2014  
ERID G. WOKORNY P.L.S. 2818 EXP. 11/30/2014  
**TODD SURVEYING**  
PROFESSIONAL LAND SURVEYING SERVICES  
WITH SURVEYING: 110 S  
136 SHERIDAN AVENUE, SUITE C  
LIBERTYVILLE, ILLINOIS 60150  
PHONE 848-9112 FAX 848-9884

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

|  |  |
|--|--|
| Client: Village of Libertyville, Lake County | Project No.: 130-0152-130-2013                 |
| Revision: 01/2013                            | Scale: 1/8" = 1'-0"                            |
| Drawn by: [blank]                            | Checked by: [blank]                            |
| Project No.: 130-0152-130-2013               | Sheet No.: 3 of 3                              |
| Date: 11/2013                                | Project Name: Libertyville Office Condominiums |