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Tx:4053868

**2015R-01859**  
CHUCK R. VENVERTLOH  
ADAMS COUNTY CLERK/RECORDER  
ADAMS COUNTY, ILLINOIS  
RECORDED ON  
03/18/2015 8:26 AM  
REC FEE: 19.00  
GIS RECORDER FEE: 1.00  
GIS COUNTY FEE: 19.00  
RHSP HOUSING FEE: 9.00  
ELECTRONICALLY RETURNED

PIN 23-3-1486-029-00  
~~PIN 23-3-1486-020-00~~

ADAMS COUNTY ABSTRACT & TITLE CO.  
31098 31715

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM  
PROPERTY ACT FOR  
DESTINY COURT CONDOMINIUMS PHASE 2**

This First Amendment to Declaration of Condominium for Destiny Court Condominiums Phase 2 is made and published on this 9<sup>th</sup> day of March, 2015, by Tom Stupavsky Construction, Inc., an Illinois corporation, the Owner and Developer (hereinafter "Developer").

**WITNESSETH:**

**WHEREAS**, Developer filed the original Declaration of Condominium Pursuant to the Condominium Property Act for Destiny Court Condominiums Phase 2 (hereinafter "original Declaration") dated February 7, 2013, recorded on March 4, 2013 as Document No. 2013R-02220 with the Adams County, Illinois Clerk/Recorder, involving certain real estate described on the attached "**Exhibit A**" located in Quincy, Adams County, Illinois; and

**WHEREAS**, in the original Declaration at ¶3, the Plat of Condominium development (consisting of three (3) pages and referred to as "**Exhibit B-1**") (hereinafter "original Plat"), was incorporated by reference; and said original Plat was recorded on February 26, 2013 as Document No. 2013R-02082 with the Adams County, Illinois Clerk/Recorder; and

**WHEREAS**, the six (6) Units of the Condominium development were referred to as "Units 12, 13, 14, 15, 16 and 17" respectively in the original Plat, however, said Units were referred to as "Units 1, 2, 3, 4, 5 and 6" respectively in "**Exhibit C**" of the original Declaration; and

**WHEREAS**, when the original Plat was filed, Unit 12 (Unit 1 on “**Exhibit C**”) a/k/a 2411 Destiny Court West and Unit 13 (Unit 2 on “**Exhibit C**”) a/k/a 2413 Destiny Court West of the six (6) Units of the Condominium development were completed; and

**WHEREAS**, Developer has now completed Unit 14 (Unit 3 on “**Exhibit C**”) a/k/a 2417 Destiny Court West and Unit 15 (Unit 4 on “**Exhibit C**”) a/k/a 2419 Destiny Court West of the Condominium development and Developer must amend the original Plat pursuant to the Condominium Property Act; and

**WHEREAS**, this First Amendment is authorized and made pursuant to ¶21 of the original Declaration and §5 of the Condominium Property Act of Illinois (765 ILCS 605/5).

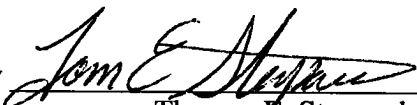
**NOW, THEREFORE**, pursuant to the aforesaid ¶21 of the original Declaration and §5 of the Condominium Property Act, Developer amends the aforesaid original Declaration as follows:

**1. Description of Units.** ¶3 of the original Declaration is amended by annexing hereto the Plat attached and referred to as “**Exhibit B Plan Amendment 1**”, consisting of three (3) pages, which has been recorded with the Adams County, Illinois Clerk/Recorder on March 4, 2015 bearing document no. 2015R-01467.

**2. Ratification.** In all other respects, the original Declaration is confirmed and ratified.

**IN WITNESS WHEREOF**, the said Tom Stupavsky Construction, Inc., as the Owner and Developer aforesaid, has executed this First Amendment to Declaration of Condominium by its President, Thomas E. Stupavsky, on the day and year first above written.

Tom Stupavsky Construction, Inc., Owner and Developer

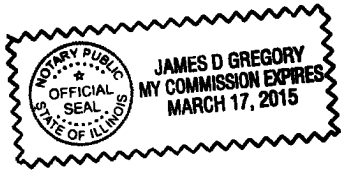
By   
Thomas E. Stupavsky  
President

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF ADAMS        )

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that Thomas E. Stupavsky, personally known to me to be the same person whose name is subscribed to the foregoing First Amendment to Declaration of Condominium, and personally known to me to be the President of Tom Stupavsky Construction, Inc., an Illinois corporation, appeared before me this day in person and acknowledged that he

signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of Tom Stupavsky Construction, Inc., for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9<sup>th</sup> day of March, 2015.



  
Notary Public

Document Prepared By and Return To:

James L. Palmer, Esq.  
**Scholz, Loos, Palmer, Siebers & Dueterhaus LLP**  
625 Vermont Street  
Quincy, IL 62301  
217/223-3444  
217/223-3450 (FAX)  
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## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

#### **1.415 Acre Tract**

A part of Lot 12 in Stahl and Lawrence's Subdivision of the Northwest Quarter of Section 7 in Township 2 South of the Base Line, Range 8 West of the Fourth Principal Meridian, in the City of Quincy, Adams County, Illinois, more particularly bounded and described as follows:

Commencing at a point on the centerline of South 24th Street North 00 degrees 25 minutes 19 seconds West a deed record 188.5 feet measured as 188.71 feet from the intersection of the centerline of Harrison Street and the centerline of South 24th Street, thence South 89 degrees 44 minutes 32 seconds East parallel with Harrison Street a deed record and measured 170.00 feet to the southwest corner of a 1.504 acre tract described in a Warranty Deed to Linda S. McCarley recorded in Book 521 of Deeds at Page 1562 in the Office of the Adams County Recorder of Deeds, thence North 00 degrees 25 minutes 19 seconds East on the west line of said tract and parallel with the west line of said Lot 12, a deed record 62.00 feet measured as 61.51 feet to a corner on the boundary of said tract, said corner also being a point on the south line of a 0.31 acre tract described in a deed recorded in Book 522 at Page 295 in said Recorder's Office, thence South 89 degrees 29 minutes 19 seconds East on the south line of said 0.31 acre tract and parallel with Harrison Street a deed record 61.64 feet measured as 61.73 feet to the southeast corner of said 0.31 acre tract and the true point of beginning, thence a deed record North on the east line of said 0.31 acre tract and parallel with the west line of said Lot 12 a distance of 62.53 feet measured as North 00 degrees 25 minutes 19 seconds East, 63.31 feet to the northeast corner of said 0.31 acre tract, said corner also being the northwest corner of said 1.504 acre tract, thence South 89 degrees 43 minutes 43 seconds East on the north line of said 1.504 acre tract a deed record 498.32 feet, measured as 495.06 feet to the northeast corner of said 1.504 acre tract, said corner also being a point on the west line of Eastview First Addition, thence South 00 degrees 02 minutes 43 seconds East on the west line of said Eastview First Addition and on the boundary of said 1.504 acre tract a deed record 123.21 feet, measured as 124.43 feet to the southeast corner of said 1.504 acre tract, said point being a record 188.5 feet, measured as 188.71 feet north of the center line of Harrison Street, thence North 89 degrees 44 minutes 32 seconds West on the south line of said 1.504 acre tract and parallel with the centerline of Harrison Street, 494.54 feet, thence North 01 degree 00 minutes 42 seconds West 61.25 feet to the point of beginning, containing 1.415 acres, more or less, and being subject to easements of record.





