

**FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP OF
NORTHPOINTE COMMONS CONDOMINIUMS, PHASE 1 BEING
NORTHPOINTE COMMONS CONDOMINIUMS, PHASE 5**

This Fourth Amendment to Declaration of Condominium Ownership is made and entered into as of the 21 day of May, 2010, by **BRADY NORTHPOINTE, LLC**, an Illinois Limited Liability Company, ("Developer"),

WHEREAS, by a Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Sangamon County, Illinois, on February 7, 2007, as Document No. 2007R04543, ("the Declaration"), Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act, ("the Act"), which said condominium is known as Northpointe Commons Condominium, Phase 1, ("the Condominium"); and

WHEREAS, the Declaration reserves to Developer the right to annex and add to the Parcel and Property, as defined in the Declaration, and thereby annex and add to the Condominium created by the Declaration, all or any portion of the additional land as described in Article 25 of the Declaration; and

WHEREAS, the Developer annexed and added to said Parcel and Property an additional part of Lot 1 in Northpointe Subdivision Plat Number 1 by First Amendment to Declaration of Condominium Ownership of Northpointe Commons Condominium, Phase 1 being Northpointe Commons Condominium, Phase 2, which said document was recorded on July 3, 2007, in the Recorder's Office of Sangamon County, Illinois as Document Number 2007R24526; and

WHEREAS, the Developer annexed and added to said Parcel and Property an additional part 1 of Lot 1 in Northpointe Subdivision Plat Number 1 by Second Amendment to Declaration of Condominium Ownership of Northpointe Commons Condominium, Phase 1 being Northpointe Commons Condominium, Phase 3, which said document was recorded on August 1, 2008, in the Recorder's Office of Sangamon County, Illinois as Document Number 2008R29698; and

WHEREAS, the Developer annexed and added to said Parcel and Property an additional part of Lot 1 in Northpointe Subdivision Plat Number 1 by Third Amendment to Declaration of Condominium Ownership of Northpointe Commons Condominium, Phase 1 being Northpointe Commons Condominium, Phase 4, which said document was recorded on April 12, 2010, in the Recorder's Office of Sangamon County, Illinois as Document Number 2010R11212; and

WHEREAS, the Developer now desires to so annex and add to said Parcel and Property, and to submit to the provisions of the Act and the Declaration, certain additional real estate described as follows, to-wit:

Part of Lot 1 Northpointe Subdivision Plat Number 1 as recorded in the Office of the Sangamon County Recorder of Deeds; described more particularly as follows:

Commencing at the Northeast corner of the aforementioned Lot 1, thence South 89 degrees 26 minutes 11 seconds, West along the North line of Lot 1 a distance of 220.15 feet, thence South 00 degrees 42 minutes 10 seconds East 90.63 feet, thence North 89 degrees 17 minutes 50 seconds East 135.11 feet, thence South 12 degrees 49 minutes 23 seconds East 228.32 feet, thence South 77 degrees 13 minutes 02 seconds West 50.00 feet to the true point of beginning, thence South 12 degrees 49 minutes 23 seconds East 93.88 feet to the beginning of a 50.00 foot radius, tangent curve to the right, thence Southeasterly 8.16 feet along said curve having a long chord that bears South 08 degrees 08 minutes 37 seconds East for a distance of 8.15 feet, thence South 77 degrees 13 minutes 02 seconds West 64.98 feet, thence North 12 degrees 52 minutes 37 seconds West 102.00 feet, thence North 77 degrees 13 minutes 02 seconds East 65.74 feet to the true point of beginning. Said parcel contains 0.154 acres, more or less, all in the County of Sangamon, State of Illinois.

Basis of bearing is South 89 degrees 26 minutes 11 seconds West along the North line of Lot 1.

Common address: 633-635 Buoy Court, Chatham, Illinois
Tax Identification No.: Part of 28-01.0-127-026

NOW, THEREFORE, Developer does hereby amend the Declaration as follows:

1. The Additional Property is hereby annexed and added to the Parcel and Property, as defined in the Declaration, and is hereby submitted to the provisions of the Act, as part of the Condominium, in accordance with and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

2. *Exhibit A* of the Declaration is hereby amended, by adding to said *Exhibit A*, the *Exhibit A* which is attached hereto, which includes an updated plat of Lot 1 in Northpointe Subdivision, showing the location of Units 601, 603, 605 and 607 in Phase 1 of the Condominium, showing the location of Units 617, 619 and 621 in Phase 2 of the Condominium, showing the location of Units 627, 629, and 631 in Phase 3 of the Condominium, showing the location of Units 640 and 642 in Phase 4 of the Condominium and showing the location of the additional property as Phase 5 on said Lot 1, and showing the location of Units 633 and 635 on the additional property and also showing on said *Exhibit A* a survey of Units 633 and 635.

3. *Exhibit B* of the Declaration is hereby amended by substituting therefore the *Exhibit B* which is attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit of the Condominium is hereby shifted to the percentages set forth in the *Exhibit B* attached hereto.

4. *Exhibit C* of the Declaration shall not be changed by this instrument and shall continue in full force and effect in accordance with its terms as shown on the original Declaration.

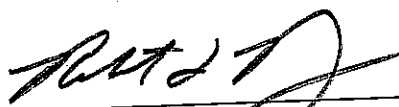
5. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

6. Except as expressly amended hereby, the Declaration as previously amended shall remain in full force and effect in accordance with all of its terms.

IN WITNESS WHEREOF, the undersigned, BRADY NORTHPOINTE, LLC, has caused this instrument to be executed by its authorized representative as of the day and year first above written.

BRADY NORTHPOINTE, LLC, Developer

By:

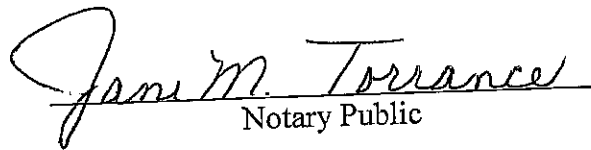


Robert F. Brady, Its Duly Authorized Representative

STATE OF ILLINOIS
COUNTY OF SANGAMON

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Robert F. Brady, an authorized representative of BRADY NORTHPOINTE, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such representative he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth, pursuant to the authority of its Manager.

Given under my hand and notarial seal this 20th day of May, 2010.


Notary Public

Prepared by and Return to:
BROWN, HAY & STEPHENS, LLP
J. Patrick Joyce, Jr.
205 South Fifth Street, Suite 700
P.O. Box 2459
Springfield, IL 62705-2459
(217) 544-8491



EXHIBIT B

<u>UNIT NO.</u>	<u>PERCENTAGE INTEREST IN THE COMMON ELEMENTS</u>
601	6.687%
603	6.803%
605	6.687%
607	6.687%
617	6.918%
619	6.798%
621	6.798%
627	7.751%
629	7.661%
631	7.661%
633	7.450%
635	7.450%
640	7.450%
642	<u>7.199%</u>
	100.0%

CONDOMINIUM SURVEY
LEGAL DESCRIPTION-PHASE 5

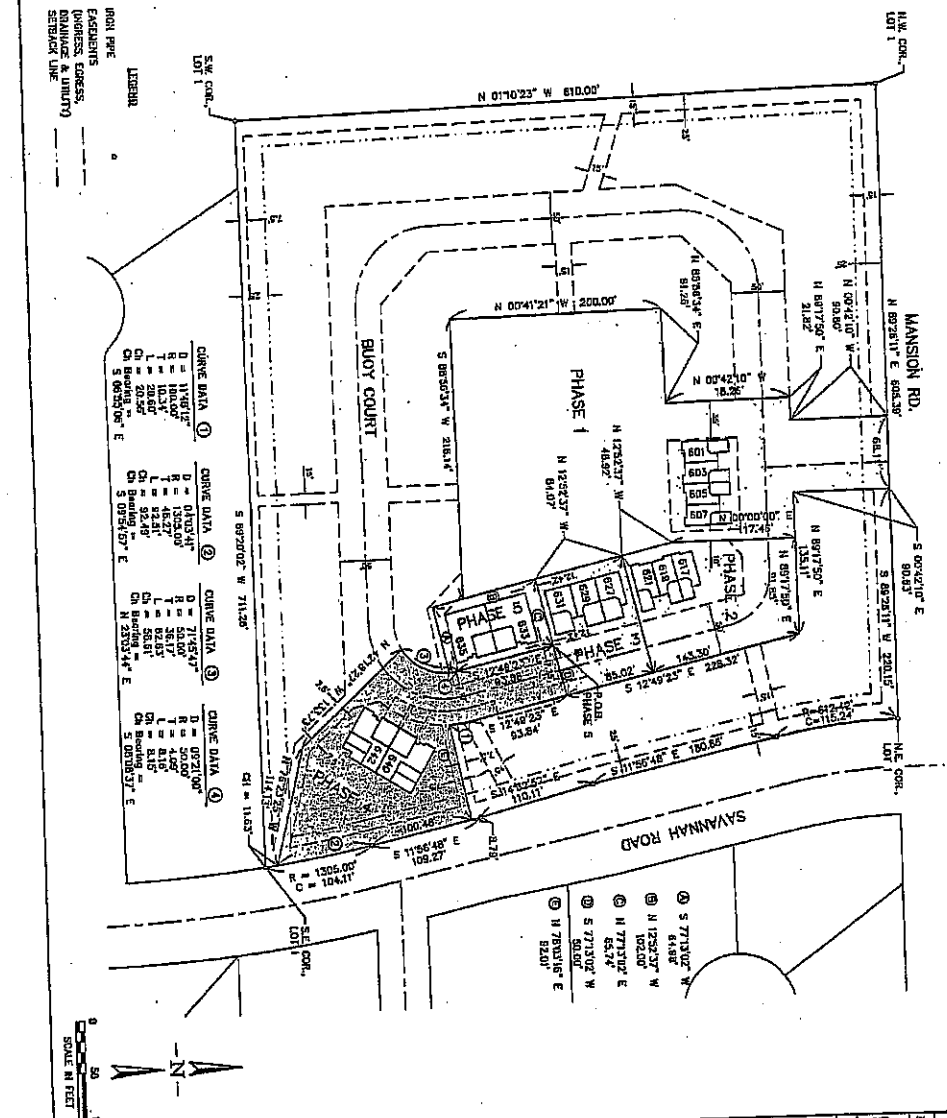
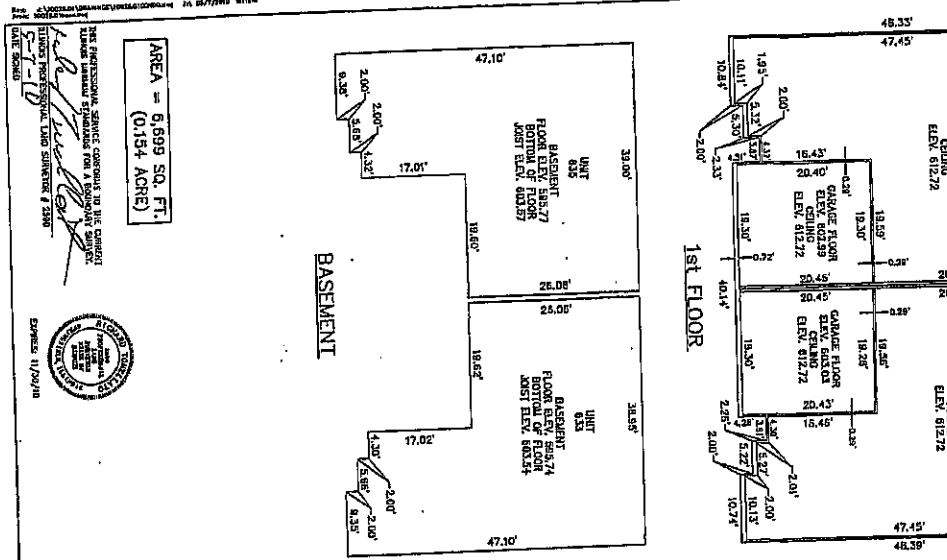
CLIENT: BRADY HOMES
FIELD WORK COMPLETED: 05/05/10
DATE OF CONSTRUCTION

PART OF LOT 1 NORTH POINTE SUBDIVISION PLAT NUMBER 1 AS RECORDED IN THE OFFICE OF THE SANGamon COUNTY RECORDER OF DEEDS, DESCRIBED MORE PARTICULARLY BY REFERENCE TO THE LEGAL DESCRIPTION OF PHASE 5 OF THE CONDOMINIUM SURVEY OF THE NORTH POINTE SUBDIVISION PLAT NUMBER 1 AS RECORDED IN THE OFFICE OF THE SANGamon COUNTY RECORDER OF DEEDS, 24 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF BEARING N 00°41'21" W 610.00' FEET, THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS WEST 49 FEET 11 INCHES, THENCE NORTH 89 DEGREES 17 MINUTES 50 SECONDS EAST 121.11 FEET, THENCE WEST 34.68 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 12 DEGREES 48 MINUTES 22 SECONDS EAST 23.88 FEET TO THE CURVE BEARING OF A SLANT FOOT CURVE, VERTICAL CURVE TO THE RIGHT, THE POINT OF BEGINNING OF THE CURVE BEARING OF A SLANT FOOT CURVE THAT BEGINS SOUTH OF SECTIONS WEST 64.88 FEET THERESECT OF CURVE BEARING WEST 100.00 FEET, THENCE NORTH 77 DEGREES 13 MINUTES 12 SECONDS EAST 65.71 FEET TO THE TRUE POINT OF BEGINNING, SAID PAVED, CONTAINS 0.54 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGamon, STATE OF ILLINOIS.

PHASE OF BEARING IS SOUTH 89 DEGREES 24 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF LOT 1.

NOTES:
VERTICAL PLANS ARE REFERENCED TO THE FINISHED GRADE SURFACE OF THE FLOOR AND TOP OF THE SUB-FLOOR.

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE HIGHEST CORNER OF PHASE 3.
ELEV. = 602.88 (1988 DATUM)



DATE	BY	REVISIONS
05/07/10	BRADY TONELLATO	
	BRADY TONELLATO	
	BRADY TONELLATO	
	BRADY TONELLATO	

CONDOMINIUM SURVEY
UNITS 633 AND 635
PHASE 5 NORTHPOINTE
SUBDIVISION, LOT 1, PLAT NO. 1
CHATHAM, ILLINOIS

GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS
2000 CONSTRUCTION DRIVE
SPRINGFIELD, ILLINOIS 62761
PROFESSIONAL RESIN FIRM NO. 161-001178
PROFESSIONAL LAND SURVEYOR LICENSE NO. 000-000000
(735) 251-8844 FAX: 251-8572 E-MAIL: info@greeneandbradford.com

DATE: 05/07/10
DRAWN BY: BRADY TONELLATO
CHECKED BY: BRADY TONELLATO
APPROVED BY: BRADY TONELLATO

AREA = 6,699 SQ. FT.
(0.154 ACRE)

THE PROFESSIONAL SERVICES CONTAINED IN THIS SURVEY WERE PROVIDED BY GREENE & BRADFORD, INC., A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE STATE OF ILLINOIS. LICENSE NO. 000-000000. PROFESSIONAL LAND SURVEYOR LICENSE NO. 000-000000. DATE: 05/07/10

IRON PIPE
EASEMENTS
(OWNER'S EXPRESS,
GRANITE, & JUNCTION)
SETBACK LINE

LEGEND

CURVE DATA ①	CURVE DATA ②	CURVE DATA ③	CURVE DATA ④
D = 118.00'	D = 0.103344°	D = 71.6237'	D = 0.072100°
R = 180.00'	R = 0.25235°	R = 115.247'	R = 50.000'
L = 100.00'	L = 82.241'	L = 82.117'	L = 4.000'
Ch Bearing = 0°	Ch Bearing = 0°	Ch Bearing = 0°	Ch Bearing = 0°
Ch Bearing = 0°	Ch Bearing = 0°	Ch Bearing = 0°	Ch Bearing = 0°

