

CT 78-78-657 OF 1084

**UNOFFICIAL COPY**



**ASSIGNMENT OF DEVELOPER RIGHTS UNDER THE  
MASTER DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR LOTS D-1, D-2 & D-3  
IN RIDGELAND MANOR SUBDIVISION, MATTESON, ILLINOIS**

THIS ASSIGNMENT (the "Assignment"), dated October 24, 2000, by and between RIDGELAND MANOR DEVELOPMENT, LLC, an Illinois Limited Liability Company ("Assignor") and RIDGELAND MANOR HOMES, LLC, and Illinois Limited Liability Company ("Assignee").

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WITNESSETH

WHEREAS, the Assignor caused a certain Master Declaration Declaration of Covenants, Conditions, Restrictions and Easements for the Ridgeland Manor Development, Matteson, Illinois (the "Master Declaration") to be recorded in the Office of the Cook County Recorder of Deeds on January 11, 1999 as document no. 99028242 against the Ridgeland Manor Subdivision (the "Subdivision");

WHEREAS, the Assignor is the Developer under the Master Declaration;

WHEREAS, the Assignee is the owner of Lots D-1, D-2 & D-3 in the Subdivision (the "Lots", more particularly described on Exhibit A attached hereto) and the Assignee intends to develop said Lots as a townhome community;

WHEREAS, paragraph 12.7 of the Master Declaration permits an assignment by the Assignor to the Assignee of any or all its rights, duties and responsibilities under the Master Declaration;

WHEREAS, the Assignee is desirous of assuming the privileges, rights, duties, title and interest of the Developer under the Master Declaration as to the Lots in order to facilitate the development of the Lots as a townhome community;

NOW, THEREFORE, in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged the parties agree to the Assignment as follows:

1. Recitals. The above Recitals are incorporated herein.
2. Assignment. Assignor hereby assigns to Assignee all its privileges, rights, duties, title and interest under the Declaration as they pertain only to the Lots. Said Assignment shall include, but not be limited to the authority and power to: a) form an association of townhome unit owners; b) impose assessments in lieu of the assessments provided for in the Master Declaration; and c) record a Declaration of Covenants and Restrictions, not inconsistent with the Master Declaration, to govern the townhome community anticipated for the Lots.
3. Acceptance. The Assignee hereby accepts the Assignment set forth in paragraph 2 above and assumes all privileges, rights, duties, title and interest under the Declaration as they relate to the Lots.
4. Effective Date. This Assignment shall be deemed effective upon the recording of this Assignment in the Office of the Cook County Recorder of Deeds.

Cook County Recorder  
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47.00  
00856251

**BOX 333-CT1**

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IN WITNESS WHEREOF, the parties hereto have executed this Assignment on the date first above written.

ASSIGNOR:

RIDGELAND MANOR DEVELOPMENT, LLC

**00856251**

By: *Vincent P. Bianco*  
Vincent P. Bianco

State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that VINCENT P. BIANCO, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of October, 2000.



*[Signature]*  
Notary Public

ASSIGNEE:

RIDGELAND MANOR HOMES, LLC

By: *Ronald Morrow*  
RONALD MORROW

State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that RONALD MORROW, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of October, 2000.

*[Signature]*  
Notary Public

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Exhibit A

**Legal Description**

D-1, D-2 and D-3 IN RIDGELAND MANOR PHASE I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**00856251**

Common Addresses:

D-1 PIN: 31-20-303-015-0000  
D-1: 6373 & 6375 W. Patricia Drive, Matteson, IL

D-2 PIN: 31-20-303-016-0000  
D-2: 6361 & 6363 W. Patricia Drive, Matteson, IL

D-3 PIN: 31-20-303-017-0000  
D-3: 6353 & 6355 W. Patricia Drive, Matteson, IL

Prepared by and Return to:

Robert J. Huguelet, Jr.  
Huguelet & Huguelet, P.C.  
10723 West 159th Street  
Orland Park, Illinois 60467-4531  
(708) 226-9500

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