



THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Christyl Marsh
Cohen, Salk & Huvard, P.C.
630 Dundee Road, Suite 120
Northbrook, Illinois 60062

Doc#: 1030850003 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/04/2010 08:32 AM Pg: 1 of 6

ASSIGNMENT OF RIGHTS OF DECLARANT
DECLARATION FOR ESTATES AT BROOKMERE OWNERS ASSOCIATION

This Assignment of Rights of Declarant (the "Assignment"), is made and entered into this 27TH day of OCTOBER, 2010, by and between **Clarion Realty, Inc.**, an Illinois corporation ("Clarion), and **Brookmere Development, LLC**, an Illinois limited liability company ("Development").

WITNESSETH:

WHEREAS, by a Declaration For Estates At Brookmere Owners Association (as modified from time to time, the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on October 31, 2005, as Document No. 0530434006, Estates at Brookmere, LLC, an Illinois limited liability company ("EAB"), as the "Declarant" named in the Declaration, among other things, (i) submitted certain real estate legally described in **Exhibit A** attached hereto and made a part hereof to the provisions of the Declaration, and (ii) reserved the right to submit certain real estate legally described in **Exhibit B** attached hereto and made a part hereof to the provisions of the Declaration; and

WHEREAS, by an Assignment of Rights of Declarant recorded in the Recorder's Office on July 27, 2007, EAB assigned its rights as the Declarant under the Declaration to Clarion, entitling Clarion, as the "Successor Declarant", to hold and exercise the rights of the Declarant under the Declaration as fully as if Clarion had been named as the Declarant in the Declaration; and

WHEREAS, pursuant to Section 9.07 of the Declaration, Clarion now desires to assign its rights as the Declarant under the Declaration to Development, entitling Development to hold and exercise the rights of the Declarant under the Declaration as fully as if Development had been named as the Declarant in the Declaration; and

WHEREAS, Development is willing to act as the Declarant under, and pursuant to the terms of, the Declaration until a subsequent assignment by Development of its rights as the Declarant pursuant to, and as permitted by, the Declaration, or otherwise.

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NOW, THEREFORE, for good and valuable consideration, it is hereby agreed as follows:

1. Clarion does hereby transfer, set over and assign unto Development all of Clarion's rights as the Declarant under, and pursuant to the terms of, the Declaration, and Development does hereby accept the transfer, set over and assignment of such rights.
2. The individual executing this Assignment on behalf of Clarion warrants and represents that this Assignment is the valid and binding obligation of, and is enforceable against, Clarion, and that Clarion has not heretofore transferred, set over or assigned its rights as the Declarant under the Declaration, by operation of law or otherwise.
3. Development shall not have nor incur any liability for the acts of EAB, Clarion or any other party which previously exercised, or subsequently shall exercise, the rights of the Declarant under the Declaration.

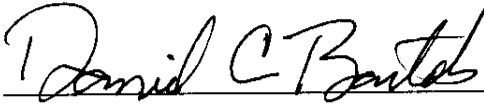
[SIGNATURES AND ACKNOWLEDGEMENTS FOLLOW ON SUBSEQUENT PAGES]

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IN WITNESS WHEREOF, Clarion and Development have caused their respective names to be signed to these presets by their duly designated officials as of the year and date first above mentioned.

CLARION:

CLARION REALTY, INC., an Illinois corporation

By: 

Name: DANIEL C. BANTEK

Title: PRESIDENT

DEVELOPMENT:

BROOKMERE DEVELOPMENT LLC, an Illinois limited liability company

By: 

Name: Anthony B. Perino

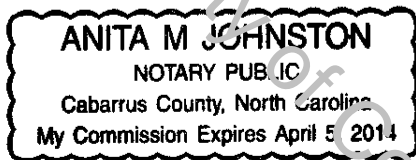
Title: Manager

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STATE OF North Carolina)
) SS
 COUNTY OF Cabarrus)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Bartok as President of **Clarion Realty, Inc.**, an Illinois corporation (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her own and free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 26 day of October, 2010.



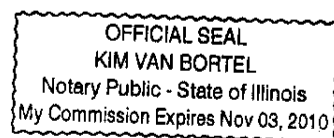
Anita M. Johnston
 Notary Public

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Anthony B. Perino, the Manager of **Brookmere Development LLC**, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of OCTOBER, 2010.

K. Bortel
 Notary Public



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EXHIBIT A

(the "Premises", as defined in the Declaration)

LOTS 1 THROUGH 146 IN FIRST RESUBDIVISION OF LOT 4 IN BROOKMERE, BEING A SUBDIVISION OF LOT 4 IN BROOKMERE SUBDIVISION IN THE EAST HALF OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF MATTESON, PURSUANT TO THE PLAT THEREOF RECORDED AUGUST 4, 2004, AS DOCUMENT NO. 0421744046 ("RESUBDIVISION OF LOT 4").

OUTLOTS A THROUGH E, BOTH INCLUSIVE IN RESUBDIVISION OF LOT 4.

Addresses: Various addresses on Bowman Street, Gibson Street, Holloway Street, Henson Court, Lawrence Lane and Stephens Street, all in Matteson, Illinois.

PINS: 31-16-208-002 through and including 033 and 035
31-16-207-001 through and including 027
31-16-206-001 through and including 028
31-16-205-001 through and including 031
31-16-204-001 through and including 032

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EXHIBIT B

(the "Development Area", as defined in the Declaration)

ALL LOTS AND OUTLOTS IN BROOKMERE SUBDIVISION BEING A RESUBDIVISION OF MATTESON COMMONS SUBDIVISION IN THE EAST HALF OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MATTESON, PURSUANT TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS, ON AUGUST 28, 2003, AS DOCUMENT NO. 0324019012.

Property of Cook County Clerk's Office