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Doc#: 1210104090 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/10/2012 10:37 AM Pg: 1 of 6

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-----Reserved for Recording Data-----  
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This instrument was prepared by  
And after recording return to:

Evon Solms  
Janko Group LLC  
1650 Lake Cook Road, Suite 130  
Deerfield, IL 60015

**PARTIAL ASSIGNMENT OF DECLARANT'S RIGHT, TITLE AND INTEREST  
IN AND TO THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS  
FOR THE CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE.**

Effective as of the 9 day of March, 2012, for value received, INVERNESS RIDGE, LLC, an Illinois limited liability company ("Declarant" and Assignor") hereby transfers, assigns and set over to MERITUS HOMES, INC., an Illinois corporation, ("Assignee"), a partial interest of Assignor's right, title and interest as "Declarant" under that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Creekside at the Estates of Inverness Ridge ("Declaration") recorded in the Office of the Recorder Deeds of Cook County, Illinois on August 18, 2004 as Document No. 0423119002, as amended by the following documents: First Amendment of Declaration recorded on December 29, 2004 as Document No. 0436419001; Second Amendment to Declaration recorded on January 13, 2005 as Document No. 0501319001; Corrective Amendment to Declaration recorded on September 2, 2005 as Document No. 0524545058; Third Amendment to Declaration recorded on September 2, 2005 as Document No. 0524545059; Fourth Amendment to Declaration recorded on September 23, 2005 as Document No. 0526645001; Fifth Amendment to Declaration recorded on May 3, 2006 as Document No. 0612326080 and re-recorded on July 31, 2006 as Document No. 061215023; Sixth Amendment to Declaration recorded on November 9, 2006 as Document No. 061315070; Seventh Amendment to Declaration recorded on November 17, 2006 as Document No.

**BOX 333-CT**

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0632117015; Eighth Amendment to Declaration recorded on January 9, 2007 as Document No. 0700915050; Ninth Amendment to Declaration recorded on May 29, 2007 as Document No. 0714960059; Tenth Amendment to Declaration recorded on June 7, 2007 as Document No. 0715815049; Eleventh Amendment to Declaration recorded on July 5, 2007 as Document No. 0718603120; Twelfth Amendment to Declaration recorded on September 7, 2007 as Document No. 0725003000; Thirteenth Amendment to Declaration recorded on September 18, 2007 as Document No. 0726115032; Fourteenth Amendment to Declaration recorded on September 28, 2007 as Document No. 0727116049; Fifteenth Amendment to Declaration recorded on October 9, 2007 as Document No. 072815100; Sixteenth Amendment to Declaration recorded on November 20, 2007 as Document No. 00732403000; Seventeenth Amendment to Declaration recorded on December 17, 2007 as Document No. 0735115024; Eighteenth Amendment to Declaration recorded on January 16, 2008 as Document No. 0801603052; Nineteenth Amendment to Declaration recorded on January 18, 2008 as Document No. 0801603052; Twentieth Amendment to Declaration recorded on February 22, 2008 as Document No. 085303000; Twenty-First Amendment to Declaration recorded on May 12, 2008 as Document No. 0813322000; Twenty-Second Amendment to Declaration recorded on August 21, 2008 as Document No. 0823431010; Special Amendment to Declaration recorded on November 6, 2009 as Document No. 0931012094; Twenty-Third Amendment to Declaration recorded on August 17, 2011 as Document No. 1122919105; Twenty-Fourth Amendment to Declaration recorded on October 28, 2011 as Document No. 1130129024; Twenty-Fifth Amendment to Declaration recorded on December 28, 2011 as Document No. 1136231008 and Twenty-Sixth Amendment to Declaration recorded on \_\_\_\_\_, 2012 as Document No. \_\_\_\_\_ (collectively the "Amendments"). The Declaration and the Amendments were made by Declarant and Declarant's successor in interest with respect to the Property legally described on Exhibit "A" attached hereto and made a part hereof, together with the right to subject to the Declaration the property legally described on Exhibit "B" attached hereto and made a part hereof.

**SIGNATURE PAGE FOLLOWS**

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IN WITNESS WHEREOF, the Declarant has executed and delivered this Assignment on the date first witnessed above.

**ASSIGNOR:**

**INVERNESS RIDGE, LLC,**  
an Illinois liability company

By: *[Signature]*  
Name: Gary R. Janko, its Manager

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, *Charla Pierce*, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Gary Janko, as Manager of Inverness Ridge, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Partial Assignment of Declarant's Right, Title and Interest in and to the Declaration, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the company and as his free and voluntary act, for the used and purposes therein set forth.

GIVEN under my hand and seal, this *29* day of March, 2012.

*Charla Pierce*  
Notary Public



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## ACCEPTANCE OF ASSIGNMENT

The undersigned, Meritus Homes, Inc, an Illinois corporation, the Assignee, hereby accepts the foregoing assignment.

**ASSIGNEE:**

**MERITUS HOMES, INC.,**  
an Illinois corporation

By:   
Name: Brian Brunhofer, its President

STATE OF ILLINOIS )  
  ) S.S.  
COUNTY OF COOK )

I, Charla Pierce, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Brian Brunhofer, the President of Meritus Homes, Inc., an Illinois corporation, and individually, personally known to me to be the same person whose name is subscribed to the foregoing Partial Assignment of Declarant's Right, Title and Interest in and to the Declaration, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of himself and on behalf of the company and as his free hand and voluntary act, for the used and purposes therein set forth.

GIVEN under my hand and seal, this 29 day of March, 2012.

  
Notary Public



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## EXHIBIT A PROPERTY SUBJECT TO THE DECLARATION

UNIT 197  
ESTATES OF INVERNESS RIDGE UNIT 2  
TAKEDOWN  
LEGAL DESCRIPTION

THAT PORTION OF LOT 1 IN THE ESTATES AT INVERNESS RIDGE - UNIT 2 BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER 00 2053 7891, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF ROAD 1 WITH ROAD 2; THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS WEST A DISTANCE OF 47.09 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 125.00 FEET, A DISTANCE OF 49.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 22 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 110.15 FEET TO THE POINT OF BEGINNING;; THENCE SOUTH 67 DEGREES 25 MINUTES 48 SECONDS WEST A DISTANCE OF 118.36 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 76.09 FEET; THENCE NORTH 67 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 113.21 FEET; THENCE SOUTH 22 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 75.91 FEET TO THE POINT OF BEGINNING, HEREIN DESCRIBED CONTAINING AN AREA OF 0.2018 ACRES, MORE OR LESS.

ALL OF THE ABOVE LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

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**EXHIBIT B  
PROPERTY THAT MAY BE SUBJECT TO THE DECLARATION  
UNIT**

*and 01-24-100-053-0000*  
PIN: 01-24-100-049-0000 includes this parcel and other land *es*  
Address: Court, Inverness IL

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**