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Doc#: 1215710049 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/05/2012 12:32 PM Pg: 1 of 6

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Holland & Knight, LLP  
131 S. Dearborn, 30<sup>th</sup> Floor  
Chicago, Illinois 60601  
Attn: Francis L. Keldermans, Esq.

(Space Above For Recorder's Use)

**ASSIGNMENT OF DECLARANT'S RIGHTS UNDER DECLARATION  
OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS,  
RESTRICTIONS AND BY-LAWS FOR FAY'S POINT TOWN HOME  
CONDOMINIUMS**

**(Document No. 0714215052, Recorded May 22, 2007)**

THIS ASSIGNMENT OF DECLARANT'S RIGHTS UNDER DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS, RESTRICTIONS AND BY-LAWS FOR FAY'S POINT TOWN HOME CONDOMINIUMS ("Assignment") is made as of the 22<sup>nd</sup> day of May, 2012, by and between Fay's Point, LLC, an Illinois limited liability company ("Assignor") and BB Development III, LLC, an Illinois limited liability company ("Assignee"), with reference to the facts set forth below.

WHEREAS, as of the date hereof, Assignee has acquired title from Assignor to certain real property and improvements which are subject to the terms of the Declaration (as defined below); and

WHEREAS, in connection with the conveyance of such property from Assignor to Assignee, Assignor and Assignee intend and agree that Assignor shall assign to Assignee the exclusive right to act as "Declarant" under that certain Declaration of Condominium Ownership and of Easements, Covenants, Restrictions and By-Laws for Fay's Point Town Home Condominiums dated May 17, 2007 and recorded with the Cook County Recorder's Office on May 22, 2007 as Document No. 0714215052 (as amended, the "Declaration");

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignor hereby assigns and transfers to Assignee, without recourse, any and all rights of Assignor as the "Declarant" or "Developer" under the Declaration. Assignee hereby accepts the assignment of the right to act as "Declarant" or "Developer" under the Declaration and assumes and agrees to perform all obligations of the Declarant or Developer under the Declaration to the extent required to be performed by the Declarant or Developer from

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and after the date hereof, excluding obligations or liabilities with respect to acts or omissions of Assignor or any prior developers.

2. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

3. Each of the parties signing this Assignment hereby warrants and represents that it has the full legal power, authority and right to execute, deliver and perform the obligations under this Assignment, that this Assignment has been duly authorized by all requisite actions on the part of such warranty party, and that no remaining action or third party action is required to make this Assignment binding upon such party.

4. This Assignment shall be construed and enforced in accordance with the laws of the State of Illinois.

5. This Assignment may be executed in any number of counterparts, each of which when so executed and when delivered, shall be an original, but such counterparts shall together constitute but one and the same instrument.

*[Signature Pages to Follow]*

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Assignor has duly executed this Assignment as of the day and year first above written.

ASSIGNOR:

Fay's Point, LLC,  
an Illinois limited liability company

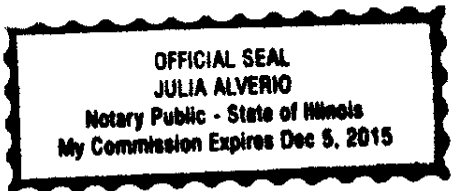
By: [Signature]  
Name: Arvydas Laučius  
Title: Manager

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Arvydas Laučius is personally known to me to be a Manager of Fay's Point, LLC, an Illinois limited liability company, and 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 and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the use and purposes therein set forth.

Given under my hand and official seal, this 22nd day of May, 2012.

[Signature]  
Notary Public



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IN WITNESS WHEREOF, Assignee has duly executed this Assignment as of the day and year first above written.

ASSIGNEE:

**BB Development III, LLC**, an Illinois limited liability company

By: [Signature]  
Name: Robert T Anderson  
Title: Manager

STATE OF ILLINOIS )  
  )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Robert T. Anderson is personally known to me to be a Manager of BB Development III, LLC, an Illinois limited liability company, and 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 and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the use and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of May, 2012.

Nancy B. Sherman  
Notary Public



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## FAY'S POINT TOWN HOME CONDOMINIUM DECLARATION

### Legal description of Added Property

**PARCEL 1** (AFFECTS THE FOLLOWING UNITS: 1339, 1343, 1347, 1351, 1411, 1407, 1405, and 1403 WATER STREET)

THAT PORTION OF LOT 8 IN FAY'S POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT NUMBER 0714215049, LYING IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, THENCE NORTH 70 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 216.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 326.00 FEET, A DISTANCE OF 59.67 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 238.50 FEET, A DISTANCE OF 124.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 50 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 88.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.50 FEET, A DISTANCE OF 158.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 329.50 FEET, A DISTANCE OF 230.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 84.88 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 87.99 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 118.16 FEET TO A POINT ON THE ARC OF A CURVE; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 629.50 FEET, A DISTANCE OF 221.09 FEET AND WHOSE CHORD LENGTH OF 219.96 FEET BEARS SOUTH 82 DEGREES 14 MINUTES 04 SECONDS EAST TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 44.50 FEET, A DISTANCE OF 84.97 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND

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HAVING A RADIUS OF 329.50 FEET, A DISTANCE OF 146.82 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7172 ACRES, MORE OR LESS, AND LYING IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.

**PARCEL 2** (AFFECTS THE FOLLOWING UNITS: 1442, 1446, 1450, 1454, 1458 & 1462 BROADWAY STREET)

THAT PORTION OF LOT 8 IN FAY'S POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT NUMBER 0714215049, LYING IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, THENCE NORTH 70 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 216.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 326.00 FEET, A DISTANCE OF 59.67 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 238.50 FEET, A DISTANCE OF 79.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 152.42 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 211.22 FEET; THENCE SOUTH 15 DEGREES 22 MINUTES 51 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A POINT ON THE ARC OF A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.50 FEET, A DISTANCE OF 54.77 FEET AND WHOSE CHORD LENGTH OF 54.55 FEET BEARS SOUTH 59 DEGREES 56 MINUTES 20 SECONDS WEST TO A POINT OF TANGENCY; THENCE SOUTH 50 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 88.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 238.50 FEET, A DISTANCE OF 45.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5620 ACRES, MORE OR LESS, AND LYING IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.

PIN's: 25-32-309-004-0000  
25-32-309-005-0000  
25-32-310-005-0000