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FIRST AMERICAN
File # 50178



Doc#: 1218811115 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2012 12:55 PM Pg: 1 of 7

**THIS DOCUMENT WAS
PREPARED BY:**

Mark C. Vaughan, Esq.
LEVENFELD PEARLSTEIN, LLC
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

**AFTER RECORDING RETURN
TO:**

Ann K. Pikus, Esq.
SEYFARTH SHAW LLP
131 S. Dearborn Street, Suite 2400
Chicago, Illinois 60603

[This space reserved for recording data.]

ASSIGNMENT OF DECLARATION

THIS ASSIGNMENT AND ASSUMPTION OF DECLARATION (the "Assignment") is made as of the 3rd day of July, 2012 between MONTROSE, LLC, an Illinois limited liability company ("Assignor"), and BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company ("Assignee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by Assignee to Assignor, the conveyance by Assignor to Assignee of all that certain real property being particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, more commonly known as 4700 N. Oketo Avenue, Harwood Heights, Illinois (the "Property"), and the mutual covenants herein contained, the receipt and sufficiency of the foregoing consideration being hereby acknowledged by the parties hereto, Assignor hereby assigns, transfers, sets over and conveys to Assignee all of Assignor's right, title and interest, to the extent assignable in, to and under that certain Declaration of Access and Parking Easements dated January 23, 2008, by and between Bluebird Harwood Heights, LLC, an Illinois limited liability company, and Assignor (the "Declaration").

Assignee does hereby assume and agree to perform all of Assignor's obligations under the Declaration, but only to the extent accruing from and after and relating to the period from and after the date hereof. Assignee agrees to indemnify, protect, defend and hold Assignor harmless from and against any and all claims, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and disbursements) directly or indirectly arising out of or related to any breach or default in Assignee's obligations hereunder.

Assignor agrees to indemnify, protect, defend and hold Assignee harmless from and against any and all claims, liabilities, losses, costs, damages and expenses (including reasonable

M.G.R. TITLE

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attorneys' fees and disbursements) directly or indirectly arising out of or related to any breach or default in Assignor's obligations under the Declaration, but only to the extent accruing prior to and relating to the period prior to the date hereof.

This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective heirs, executors, administrators, successors and assigns.

This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Execution Page Follows]

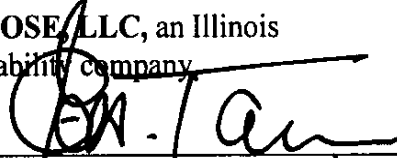
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Assignor and Assignee have each executed this Assignment as of the date first written above.

ASSIGNOR:

MONTROSE LLC, an Illinois limited liability company

By: 
Name: ELLIOTT TARSON
Its: MANAGER

ASSIGNEE:

BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

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IN WITNESS WHEREOF, Assignor and Assignee have each executed this Assignment as of the date first written above.

ASSIGNOR:


MONTROSE, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

ASSIGNEE:

BRADFORD HARWOOD HEIGHTS1 LLC, an Illinois limited liability company

By: Bradford Real Estate Services Corp., an Illinois corporation, its Manager

By: 
Name: **STEVEN M. PAGNOTTA**
Title: **PRESIDENT**

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STATE OF ILLINOIS California

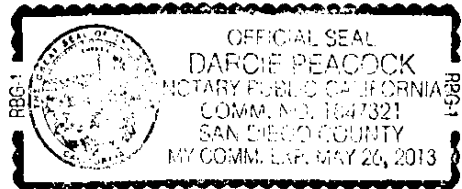
COUNTY OF San Diego SS:
Darcie Peacock

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Elliott Tarson of MONTROSE, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 28 day of June, 2012.

Darcie Peacock
Notary Public:

may 26 2013
Commission Expiration:



STATE OF ILLINOIS)
)
) SS:
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that _____, as _____ of BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this _____ day of _____, 2012.

Notary Public:

Commission Expiration:

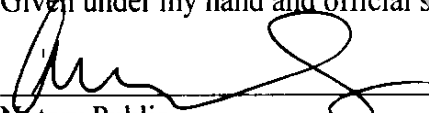
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ASSIGNEE'S ACKNOWLEDGMENT

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 STEVE PAGNOTTA, who is the PRUDINT of Bradford Real Estate Services Corp., the manager of **BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company**, 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 as such _____, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this JUNE day of 28, 2012.



 Notary Public

Commission Expires 12-11-2013



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Exhibit "A" to Assignment of Declarations

Legal Description –Property

PARCEL 1:

THE SOUTH 1/2 OF LOT 8 AND THE NORTH 112 FEET OF LOT 9 IN KLEFSTAD'S INDUSTRIAL ADDITION TO HARWOOD HEIGHTS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF ACCESS AND PARKING EASEMENTS DATED JANUARY 23, 2008 AND RECORDED FEBRUARY 1, 2008 AS DOCUMENT 0803205139 AND RE-RECORDED FEBRUARY 27, 2008 AS DOCUMENT 0805842084 FROM BLUEBIRD HARWOOD HEIGHTS, LLC, TO MONTROSE, LLC FOR THE PURPOSE OF ACCESS AND PARKING.

Common Address: 4700 N. Oketo Avenue, Harwood Heights, Illinois
PIN: 12-13-203-013-0000

Property of Cook County Clerk's Office