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Rev.5.9.13  
Units 153.154



Doc#: 1319222007 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2013 09:16 AM Pg: 1 of 7



2013  
8983789

-----Reserved for Recording Data-----

This instrument was prepared by  
And after recording return to:

Evon Solms  
Janko Group LLC  
1161 Lake Cook Road, Suite A  
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 13 day of May, 2013, 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. 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

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**BOX 333-CT**

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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; Twenty-Sixth Amendment to Declaration recorded on March 23, 2012 as Document No. 1208310075; Twenty-Seventh Amendment to Declaration recorded on May 25, 2012 as Document No. 1214634058; Twenty-Eighth Amendment to Declaration recorded on August 16, 2012 as Document No. 1222929032; Twenty-Ninth Amendment to Declaration recorded on December 21, 2012 as Document No. 1235610019; Thirtieth Amendment to Declaration recorded on April 3, 2013 as Document No. 1309329032; and Thirty-first Amendment to Declaration recorded on May 3, 2013 as Document No. 1312322012 (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 ON FOLLOWING PAGE**

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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:   
Name: Gary R. Janko, its Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, Charla L. 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 13 day of May, 2013.



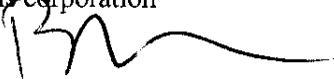
  
Notary Public

**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

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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Charla L. 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 13 day of May, 2013

Charla L. Pierce  
Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A PROPERTY SUBJECT TO THE DECLARATION

### The Parcel

#### I. UNITS:

UNITS 135, 149, 124, 121, 209, 210, 122, 123, 178, 139, 134, 160, 162, 172, 161, 202, 143, 125, 152, 170, 204, 137, 138, 145, 148, 151, 155, 163, 171, 173, 167, 169, 183, 190, 142, 192, 150, 174, 175, 203, 157, 208, 176, 177, 193, 127, 130, 140, 146, 156, 164, 191, 147, 182, 129, 166, 168, 126, 186, 133, 184, 201, 132, 205, 206, 207, 131, 128, 136, 141, 185, 197, 194 AND 195 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CREEK SIDE AT THE ESTATES OF INVERNESS RIDGE, RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0423119002, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME; TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### II. COMMON ELEMENTS, INCLUDING LIMITED COMMON ELEMENTS:

THOSE PORTIONS OF LOTS 1 AND 2 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 0020537891, WHICH HAVE PREVIOUSLY BEEN ADDED TO THE PARCEL, OTHER THAN THE UNITS DESCRIBED IN SECTION I. ABOVE.

#### III. ADDITIONAL PARCELS

##### A. UNIT 192 AND THE LIMITED COMMON ELEMENTS APPURTENANT TO UNIT 192:

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 0020537891, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF ROAD 2 WITH ROAD 3; THENCE SOUTH 00 DEGREES 06 MINUTES 16 SECONDS EAST A DISTANCE OF 184.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 44 SECONDS EAST A DISTANCE OF 113.33 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 99.53 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 44 SECONDS WEST A

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DISTANCE OF 117.29 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 99.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2633 ACRES, MORE OR LESS, AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

- B. UNIT 196 AND THE LIMITED COMMON ELEMENTS APPURTENANT TO UNIT 196:

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 0020537891, 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 NORTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST 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 186.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 25 MINUTES 48 SECONDS WEST, A DISTANCE OF 113.21 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST, A DISTANCE OF 90.91 FEET; THENCE NORTH 67 DEGREES 25 MINUTES 48 SECONDS EAST, A DISTANCE OF 107.06 FEET; THENCE SOUTH 22 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 90.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2293 ACRES, MORE OR LESS, AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.

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## EXHIBIT B PROPERTY THAT MAY BE SUBJECT TO THE DECLARATION

### PARCEL 1 (to be Units 153 & 154)

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 0020537891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF ROAD 2 AND ROAD 3; THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 180.13 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 109.18 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 69.89 FEET; THENCE SOUTH 43 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 29.50 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 16 SECONDS EAST A DISTANCE OF 87.56 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 44 SECONDS WEST A DISTANCE OF 88.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4039 ACRES, MORE OR LESS, AND LYING IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS.