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Chicago, Illinois 60603

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 02:26 PM Pg: 1 of 7

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ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS (this "Assignment") is made as of this 1st day of September, 2014, by and between **MOTOR ROW DEVELOPMENT CORPORATION**, an Illinois corporation (the "Assignor") and **FIGUEIRA HOLDINGS, LLC**, an Illinois limited liability company ("Assignee").

RECITALS

(A) Assignor is herewith conveying to Assignee all of its right, title, interest, powers, privileges, benefits, and obligations under that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By Laws for Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium dated April 28, 2008 and recorded on April 28, 2008 as Document Number 0811922074 in the Official Records of Cook County, Illinois (the "**Original Declaration**"), as amended by that certain First Amendment dated August 5, 2008 and recorded on August 13, 2008 as Document Number 0822634085 in the Official Records of Cook County, Illinois (the "**First Amendment**"), and that certain Second Amendment dated September 23, 2009 and recorded on September 24, 2009 in the Official Records of Cook County, Illinois (the "**Second Amendment**"), and the Original Declaration, First Amendment, and Second Amendment are herein collectively, the "**Declaration**"; and

(B) The Declaration affects the real property located at 2301-2315 S. Michigan Avenue, Chicago, Illinois, and legally described on Exhibit A attached hereto; and

(C) Assignor is the "Declarant" (as defined in the Declaration) under the Declaration, and pursuant to Section 13.01 of the Declaration, Assignor desires to assign to Assignee, and Assignee desires to accept and assume, all of Assignor's rights, powers, duties, and reservations as Declarant under the Declaration.

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AGREEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns to Assignee, and Assignee hereby accepts and assumes, all of Assignor's rights, powers, duties, and reservations as Declarant under the Declaration.

1. This Assignment shall be binding on and inure to the benefit of the successors and assignees of the parties hereto.
2. This Assignment shall be governed by, and interpreted under, and construed and enforceable in accordance with, the laws of the State of Illinois.

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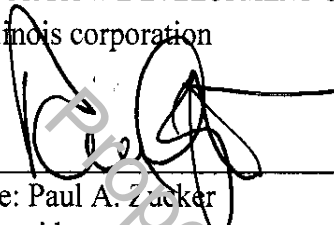
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IN WITNESS WHEREOF, the parties hereto have executed and delivered this Assignment as of the date set forth above.

ASSIGNOR:

MOTOR ROW DEVELOPMENT CORPORATION,
an Illinois corporation

By: 
Name: Paul A. Zucker
Its: President

ASSIGNEE:

FIGUEIRA HOLDINGS, LLC, an Illinois limited liability company

By: FIGUEIRA LLC, an Illinois limited liability company, its sole member

By: AGORA PROPERTIES, INC., an Illinois corporation, its Manager

By: 
Name: Susan Haerr Zucker
Its: President

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State of Illinois)
County of COOK)ss.
)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Paul A. Zucker, personally known to me to be President of Motor Row Development Corporation, and 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 signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of September, 2014.



Christine A. Miller
Notary Public

Commission expires: 3/30/2017

State of Illinois)
County of COOK)ss.
)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Susan Haerr Zucker, as President of Agora Properties, Inc., the Manager of Figueira LLC, and 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 as such President she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of September, 2014.



Christine A. Miller
Notary Public

Commission expires: 3/30/2017

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EXHIBIT A

LEGAL DESCRIPTION

COMMERCIAL

PARCEL 1:

THAT PART OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 14.33 AND 31.17 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE EAST ALONG THE NORTH LINE OF LOT 2 A DISTANCE OF 44.09 FEET, THENCE SOUTH AT THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.12 FEET TO THE POINT OF BEGINNING: THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTY (32) COURSES:

1. SOUTH 2.03 FEET;
2. EAST 1.67 FEET;
3. SOUTH 0.35 FEET;
4. EAST 0.85 FEET;
5. SOUTH 56.31 FEET;
6. NORTHWESTERLY 21.72 FEET;
7. ALONG ARC 2.00 FEET;
8. NORTHWESTERLY 20.66 FEET;
9. NORTH 3.60 FEET;
10. WEST 0.28 FEET;
11. NORTH 17.15 FEET;
12. EAST 0.28 FEET;
13. NORTH 5.20 FEET;
14. WEST 2.08 FEET;
15. NORTH 16.85 FEET;
16. EAST 1.74 FEET;
17. NORTH 1.39 FEET;
18. EAST 0.35 FEET;
19. NORTH 1.85 FEET;
20. EAST 1.83 FEET;
21. NORTH 0.37 FEET;
22. EAST 1.37 FEET;
23. NORTH 1.64 FEET;
24. EAST 14.84 FEET;
25. SOUTH 2.01 FEET;
26. EAST 1.66 FEET;
27. SOUTH 0.35 FEET;
28. EAST 2.02 FEET;
29. NORTH 0.38 FEET;
30. EAST 1.68 FEET;
31. NORTH 1.95 FEET;
32. EAST 17.14 FEET TO THE POINT OF BEGINNING.

UNOFFICIAL COPY**PARCEL 2:**

THAT PART OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 14.33 AND 31.24 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTH ALONG THE WEST LINE OF LOT 2 A DISTANCE OF 76.03 FEET, THENCE EAST AT THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.56 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIXTEEN (16) COURSES:

1. EAST 20.10 FEET;
2. SOUTH 0.21 FEET;
3. EAST 1.12 FEET;
4. SOUTH 6.24 FEET;
5. EAST 6.15 FEET;
6. SOUTH 10.52 FEET;
7. WEST 6.15 FEET;
8. SOUTH 29.92 FEET;
9. WEST 1.62 FEET;
10. SOUTH 0.65 FEET;
11. WEST 18.81 FEET;
12. NORTH 2.30 FEET;
13. WEST 2.34 FEET;
14. NORTH 43.09 FEET;
15. EAST 1.55 FEET;
16. NORTH 2.01 FEET TO THE POINT OF BEGINNING.

CONDOMINIUM**PARCEL A:**

UNIT NOS. 216 and 303 AND PARKING UNITS P-5, P-23 and P-44 IN MOTOR ROW LOFTS AT 2301 - 2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922074 AS AMENDED FROM TIME TO TIME, IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172: ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS

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THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24TH STREET, CONNECTING THE SECOND (2ND), THIRD (3RD), FOURTH (4TH) AND FIFTH (5TH) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

PARCEL B:
 LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH ½ OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:
 NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075 AS AMENDED FROM TIME TO TIME.

PIN#: 17-27-110-036-0000 (Commercial Parcel 1 – 2301 S. Michigan)
 17-27-110-037-0000 (Commercial Parcel 2 – 2305 S. Michigan)
 17-27-110-035-1016 (Unit 216)
 17-27-110-035-1021 (Unit 303)
 17-27-110-035-1057 (Unit P-5)
 17-27-110-035-1071 (Unit P-23)
 17-27-110-035-1092 (Unit P-44)

Commonly known as: 2301 – 2315 South Michigan Avenue, Chicago, IL 60616