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THIS INSTRUMENT PREPARED BY:
Bruce J. Waldman
Cohen, Salk & Huvar, P.C.
630 Dundee Road, Suite 120
Northbrook, IL 60062

AFTER RECORDING RETURN TO:
Lakeview Homes, LLC
7000 Adams Street
Willowbrook, Illinois 60527



ABC

1823317035

Doc# 1823317035 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2018 01:35 PM PG: 1 OF 5

QUIT CLAIM ASSIGNMENT OF DEVELOPER AND DECLARANT'S RIGHTS

THIS QUIT CLAIM ASSIGNMENT OF DEVELOPER AND DECLARANT'S RIGHTS (this "Assignment"), is made as of April 21, 2017 (the "Effective Date"), by JARPER PROPERTIES, LLC - SERIES 6 ORLAND PARK, an Illinois limited liability company ("Assignor") and LAKEVIEW HOMES, LLC, an Illinois limited liability company ("Assignee").

WITNESSETH:

WHEREAS, pursuant to that certain Real Estate Sale Contract dated as of April 13, 2017, by and between Assignor, as Seller, and Assignee, as Purchaser, as the same may have been amended from time to time thereafter (the "Contract"), Assignor has agreed to sell to Assignee and Assignee has agreed to purchase from Assignor the real estate which is legally described in Exhibit A attached hereto (the "Property");

WHEREAS, the original declarant and developer, FLORAMO CONSTRUCTION CORPORATION ("Floramo"), previously recorded a certain Declaration of Condominium Ownership with the Cook County Recorder of Deeds on November 28, 2005 as Document No. 0533227003 (as amended from time to time, the "Declaration");

WHEREAS, pursuant to that certain Assignment of Developer and Declarant's Rights dated November 10, 2011 and recorded with the Cook County Recorder of Deeds on November 30, 2011 as Document No. 1133449001, Floramo assigned to ORLAND FLO SB1, L.L.C. ("Orland") all rights of the declarant and developer under the Declaration, as more specifically set forth and described in Section 1 thereof ("Declarant's Rights");

WHEREAS, pursuant to that certain Assignment of Developer and Declarant's Rights dated October 15, 2015, Orland assigned to Assignor all of such Declarant's Rights;

WHEREAS, Assignor agreed to assign to Assignee all of Assignor's rights in and to said Declarant's Rights as part of the sale of the Property.

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

1. **Assignment.** Assignor does hereby quitclaim, sell, assign, transfer, set over, grant, bargain and convey unto Assignee, its successors and assigns, all of Assignor's right, title and interest, if any, in and to the Declarant's Rights, to the extent assignable.
2. **Acceptance.** Assignee hereby accepts the foregoing assignment of Declarant's Rights effective from and after the date of this Assignment.
3. **Authority.** Each party represents and warrants that it has full power and authority to enter into this Assignment and the execution and delivery of this Assignment has been duly authorized.
4. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, if any.
5. **Applicable Law.** This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.
6. **Counterparts.** This Assignment may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

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SIGNATURE PAGES FOLLOWS]

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ASSIGNEE:

LAKEVIEW HOMES, LLC, an Illinois limited liability company

By: *Edward F. Palatka*
Name: EDWARD F. PALATKA
Title: MGR

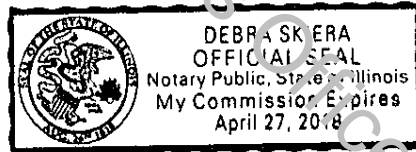
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that EDWARD F. PALATKA, the MANAGER of LAKEVIEW HOMES, LLC ("Company"), personally known to me to be the same person whose name is subscribed to this Assignment, appeared before me this day in person and acknowledged that he voluntarily signed and delivered said Assignment, as his free and voluntary act, and the free and voluntary act of the Company for the uses and purposes stated therein set forth.

Date: April 21st, 2017

Commission expires: 4-27-18

Debra Skera
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 74 IN THE VILLAS AT FOUNTAIN HILLS PHASE 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 74; THENCE NORTHERLY 168.76 FEET ALONG THE WESTERLY LINE OF SAID LOT 74 TO THE NORTHWEST CORNER OF SAID LOT 74; THENCE EASTERLY 108.26 FEET AT RIGHT ANGLES FROM THE LAST DESCRIBED LINE ALONG A NORTH LINE OF SAID LOT 74 TO A BEND; THENCE NORTHEASTERLY 29.95 FEET ALONG A NORTH LINE OF SAID LOT 74, BEING A LINE THAT FORMS A CLOCK-WISE ANGLE OF 143 DEGREES 34 MINUTES 35 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED FROM NORTHWEST TO NORTHEAST, TO A BEND; THENCE EASTERLY 25.00 FEET ALONG A NORTH LINE OF SAID LOT 74, BEING A LINE THAT FORMS A CLOCK-WISE ANGLE OF 201 DEGREES 37 MINUTES 34 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED FROM THE SOUTHWEST TO THE EAST; THENCE SOUTHERLY 63.00 FEET AT RIGHT ANGLES FROM THE LAST DESCRIBED LINE TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 27.77 FEET ALONG THE ARC OF A CIRCLE OF 27.00 FEET RADIUS CONCAVE SOUTHEASTERLY, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 118 DEGREES 48 MINUTES 15 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED FROM NORTH TO SOUTHWEST; THENCE NORTHWESTERLY 12.62 FEET ALONG A LINE THAT FORMS AN ANGLE OF 123 DEGREES 05 MINUTES 41 SECONDS WITH THE LAST DESCRIBED CHORD AS MEASURED FROM NORTHEAST TO NORTHWEST, TO A POINT OF CURVE; THENCE SOUTHERLY 19.37 FEET ALONG SAID CURVE, BEING THE ARC OF A CIRCLE, 5.75 FEET RADIUS CONCAVE EASTERLY, TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY 12.54 FEET ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHERLY 68.87 FEET AT RIGHT ANGLES FROM THE LAST DESCRIBED LINE; THENCE WESTERLY 8.80 FEET AT RIGHT ANGLES FROM THE LAST DESCRIBED LINE TO A POINT OF CURVE; THENCE SOUTHERLY 15.18 FEET ALONG THE ARC OF A CIRCLE OF 9.50 FEET RADIUS CONCAVE SOUTHEASTERLY TO A POINT ON A CURVE; THENCE WESTERLY 12.70 FEET ALONG SAID CURVE, BEING THE SOUTHERLY LINE OF SAID LOT 74 AND THE ARC OF A CIRCLE OF 377.00 FEET RADIUS CONCAVE NORTHEASTERLY, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 137 DEGREES 00 MINUTES 14 SECONDS WITH THE CHORD OF THE LAST DESCRIBED CURVE, TO A POINT OF REVERSE CURVE; THENCE WESTERLY 112.27 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 74, BEING THE ARC OF A CIRCLE OF 318.00 FEET RADIUS CONCAVE SOUTHERLY TO A POINT OF REVERSE CURVE; THENCE WESTERLY 12.09 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 74, BEING THE ARC OF A CIRCLE OF 76.00 FEET RADIUS CONCAVE NORTHERLY TO THE POINT OF BEGINNING, IN COCK COUNTY, ILLINOIS.

ADDRESS: Vacant land located at 11108 Waters Edge Drive, Orland Park, Illinois

PIN:

27-32-312-004-0000