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AND AFTER RECORDING RETURN TO:**

DLA Piper LLP (US)
444 West Lake St., Suite 900
Chicago, IL 60606
Attn: Stacy Osmond

Doc# 1904506139 Fee \$56.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2019 12:53 PM PG: 1 OF 10

MAIL SUBSEQUENT TAX BILLS TO:

Woodland Park Chicago LLC
333 W. North Ave. #415
Chicago, IL 60610

CC #18 0234460 3 of 8
LTF 5/1/19

[This space reserved for recording data.]

ASSIGNMENT AND ASSUMPTION OF DEVELOPER RIGHTS

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPER RIGHTS (this "Assignment") is made and entered into this 14 day of February, 2019 by LRVF Woodland, LLC, a Delaware limited liability company ("Assignor"), in favor of Woodland Park Chicago LLC, a Delaware limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor is the successor "Developer" and "Declarant" under that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Woodlands of Bronzeville Condominium Association, recorded June 30, 2006 with the Cook County Recorder of Deeds as Document No. 0618117037 (as amended from time to time, the "Declaration"), pursuant to which "Woodlands of Bronzeville Condominium" (the "Condominium") was legally created;

WHEREAS, Assignor became the successor "Developer" and "Declarant" under an Assignment and Assumption of Developer Rights, recorded December 22, 2010 with the Cook County Recorder of Deeds as Document No. 1035645048;

WHEREAS, as of the date hereof, Assignee has acquired from Assignor certain units of the Condominium ("Condominium Units") as legally described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Assignor now desires to assign to Assignee all of Assignor's right, title and interest which were reserved and granted to the "Developer" and "Declarant" under the Declaration.

NOW, THEREFORE, for and in consideration of the payment of Ten Dollars (\$10.00) in hand paid by Assignee to Assignor, and other good and valuable consideration, the receipt and

JA

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sufficiency of which are hereby acknowledged, Assignor and Assignee do hereby covenant and agree as follows:

1. Recitals; Defined Terms. The foregoing recitals are true and correct and are incorporated herein as if more fully set forth hereinafter. All terms which are not specifically defined herein shall have the meaning ascribed thereto in the Declaration.

2. Assignment. Assignor does hereby grant, bargain, convey, transfer, assign and set over to Assignee all of Assignor's right, title and interest which were reserved and granted to the "Developer" and "Declarant" under the Declaration (including, without limitation, all easement rights, additional rights and other rights, benefits and powers reserved to "Developer" and "Declarant" under the Declaration, at law or in equity), effective from and after the effective date hereof (collectively, the "**Developer Rights**").

3. Assumption. Assignee hereby accepts the aforementioned assignment of the Developer Rights and hereby assumes and agrees to perform, from and after the date hereof, all of the covenants, agreements, obligations, duties and liabilities of the "Developer" and "Declarant" under the Declaration.

4. Indemnity. Assignor hereby agrees to indemnify, defend and hold harmless Assignee from any and all damages, losses, costs, claims, liabilities, expenses, demands and obligations under or with respect to the Developer Rights arising or accruing prior to the date hereof and during Assignor's period of ownership of the Condominium Units. Assignee hereby agrees to indemnify, defend and hold harmless Assignor from any and all damages, losses, costs, claims, liabilities, expenses, demands and obligations under or with respect to the Developer Rights arising or accruing on and after the date hereof.

5. Binding Effect. This Assignment shall be binding on and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors in interest and assigns. This Assignment is given in anticipation of and in connection with the recording of a deed of conveyance of the Condominium Units from Assignor to Assignee.

**[Remainder of Page Left Intentionally Blank.
Signature Page Follows.]**

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IN WITNESS WHEREOF, the undersigned have executed the within instrument as of date specified above.

ASSIGNOR:

LRVF WOODLAND, LLC,
a Delaware limited liability company

By: **LUZZATTO REAL ESTATE VALUE FUND I, L.P.,**
a Delaware limited partnership,
Its sole member

By: **LUZZATTO REAL ESTATE ADVISORS, LLC,**
a California limited liability company,
Its general partner

By: 
Name: Marc Luzzatto
Title: Sole Member

CALIFORNIA ACKNOWLEDGMENT

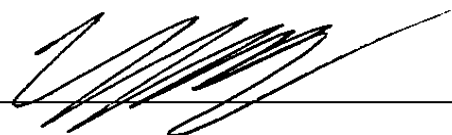
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

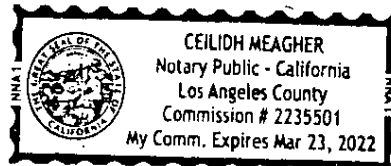
On FEBRUARY 9, 2019, before me, CEILIDH MEAGHER, a notary public, personally appeared MARC LUZZATTO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

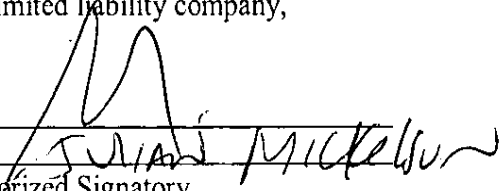


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ASSIGNEE:

WOODLAND PARK CHICAGO LLC,
a Delaware limited liability company

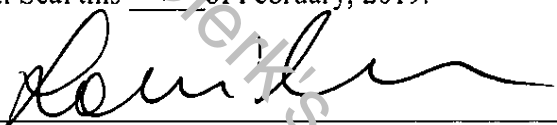
By: CHICAGO STORIES LLC,
a Delaware limited liability company,
Its manager

By: 
Name: Julian Mickelson
Its: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Julian Mickelson, Authorized Signatory of Chicago Stories LLC, a Delaware limited liability company, the manager of Woodland Park Chicago LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, 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 17th of February, 2019.



Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit Nos 637-310, 606-101, 606-104, 606-106, 606-107, 606-108, 606-110, 606-112, 606-312, 606-401, 606-404, 606-405, 606-409, 606-501, 606-506, 606-507, 606-508, 606-512, 606-607, 626-103, 626-111, 626-212, 626-311, 626-412, 626-503, 626-508, 626-511, 626-603, 626-608, 626-705, 637-212, 637-312, 637-401, 637-403, 637-411, 637-503, 637-508, 637-511, 637-610, 637-708, 637-709, 637-710, 626-101, 626-102, 626-105, 626-106, 626-107, 626-109, 626-110, 626-112, 626-201, 626-202, 626-203, 626-204, 626-205, 626-206, 626-207, 626-208, 626-209, 626-210, 626-211, 626-301, 626-302, 626-303, 626-304, 626-305, 626-306, 626-307, 626-308, 626-309, 626-310, 626-312, 626-401, 626-402, 626-403, 626-404, 626-405, 626-406, 626-407, 626-408, 626-409, 626-410, 626-411, 626-501, 626-502, 626-504, 626-505, 626-506, 626-507, 626-509, 626-510, 626-512, 626-602, 626-604, 626-605, 626-606, 626-607, 626-609, 626-610, 626-611, 626-612, 626-702, 626-704, 626-706, 626-707, 626-708, 626-709, 626-710, 626-711, 626-712, 637-101, 637-102, 637-103, 637-104, 637-106, 637-107, 637-108, 637-109, 637-110, 637-112, 637-201, 637-202, 637-203, 637-204, 637-205, 637-206, 637-207, 637-208, 637-209, 637-301, 637-302, 637-303, 637-304, 637-305, 637-306, 637-307, 637-308, 637-309, 637-402, 637-404, 637-405, 637-406, 637-407, 637-408, 637-409, 637-412, 637-501, 637-502, 637-504, 637-505, 637-507, 637-509, 637-510, 637-512, 637-601, 637-602, 637-604, 637-605, 637-607, 637-608, 637-609, 637-612, 637-701, 637-702, 637-703, 637-704, 637-705, 637-707, p-1 Thru p-9, p-14 Thru p-25, p-26, p-27, p-30 Thru p-39, p-42, p-44 Thru p-56, p-57 Thru p-68, p-142, p-143, p-144 Thru p-180, p-223 Thru p-231, p-233, p-242 Thru p-244, p-246 Thru p-249, p-251, p-261 Thru p-264, p-266, p-315 Thru p-330, and p-337 through p-350 in Woodlands of Bronzeville Condominium as delineated in a survey of the following described real estate:

which is a portion of the underlying legal description as follows:

Lot 2 and the alley lying East of and adjoining Lot 2, Lots 3, 4, 5, 6, 7 and 8 in South Tier of Oakenwald Subdivision of part of the South 1/2 of the Northeast fractional 1/4 of Section 34 Township 39 North, Range 14, East of the Third Principal Meridian, together with Lots 1 to 5 in R. S. Critchell's Subdivision of Lots 9 and 10 in the South Tier of Oakenwald Subdivision aforesaid, together with Lots 15 to 28 and the alley East of and adjoining said Lots 15, 16 and 25, in the Middle Tier of Oakenwald Subdivision Aforesaid; all in Cook County, Illinois.

Which survey is attached as Exhibit "A" to Declaration of Condominium recorded as document number 0618117037, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of parking spaces 10 through 12, 69, 72 through 74, 76, 77, 78, 79, 80, 82 through 85, 88 through 90, 93 through 97, 99 through 118, 121 through 131, 133 through 139, 181 through 200, 202 through 216, 270, 301, 302, 305 through 314, 331 through 336 and 351 through 353, a limited common elements as identified in the Declaration of Condominium recorded as document number 0618117037, as amended from time to time.

Parcel 3:

Rights of owners of and appurtenant to parcels 1 and 2 to the use and enjoyment of Woodland Park, in Oakenwald Subdivision of part of the Northeast Fractional 1/4 Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, as provided in Plat of Oakenwald Subdivision aforesaid recorded July 9, 1855 as document number 61055, in Cook County, Illinois.

TAX PIN NUMBERS: See attached pages

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Unit or Parking Space	PIN
606-101	17-34-219-150-1001
606-104	17-34-219-150-1004
606-106	17-34-219-150-1006
606-107	17-34-219-150-1007
606-108	17-34-219-150-1008
606-110	17-34-219-150-1010
606-112	17-34-219-150-1012
606-312	17-34-219-150-1036
606-401	17-34-219-150-1037
606-404	17-34-219-150-1040
606-405	17-34-219-150-1041
606-409	17-34-219-150-1045
606-501	17-34-219-150-1049
606-506	17-34-219-150-1054
606-507	17-34-219-150-1055
606-508	17-34-219-150-1056
606-512	17-34-219-150-1060
606-607	17-34-219-150-1067
P1	17-34-219-150-1073
P2	17-34-219-150-1074
P3	17-34-219-150-1075
P4	17-34-219-150-1076
P5	17-34-219-150-1077
P6	17-34-219-150-1078
P7	17-34-219-150-1079
P8	17-34-219-150-1080
P9	17-34-219-150-1081
P14	17-34-219-150-1083
P15	17-34-219-150-1084
P16	17-34-219-150-1085
P17	17-34-219-150-1086
P18	17-34-219-150-1087
P19	17-34-219-150-1088
P20	17-34-219-150-1089
P21	17-34-219-150-1090
P22	17-34-219-150-1091
P23	17-34-219-150-1092
P24	17-34-219-150-1093

Unit or Parking Space	PIN
P25	17-34-219-150-1094
P26	17-34-219-150-1095
P27	17-34-219-150-1096
P30	17-34-219-150-1099
P31	17-34-219-150-1100
P32	17-34-219-150-1101
P33	17-34-219-150-1102
P34	17-34-219-150-1103
P35	17-34-219-150-1104
P36	17-34-219-150-1105
P37	17-34-219-150-1106
P38	17-34-219-150-1107
P39	17-34-219-150-1108
P42	17-34-219-150-1111
P44	17-34-219-150-1113
P45	17-34-219-150-1114
P46	17-34-219-150-1115
P47	17-34-219-150-1116
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P54	17-34-219-150-1123
P55	17-34-219-150-1124
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P57	17-34-219-150-1126
P58	17-34-219-150-1127
P59	17-34-219-150-1128
P60	17-34-219-150-1129
P61	17-34-219-150-1130
P62	17-34-219-150-1131
P63	17-34-219-150-1132
P64	17-34-219-150-1133
P65	17-34-219-150-1134
P66	17-34-219-150-1135
P67	17-34-219-150-1136

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Unit or Parking Space	PIN
P68	17-34-219-150-1137
P142	17-34-219-150-1140
P143	17-34-219-150-1141
P144	17-34-219-150-1142
P145	17-34-219-150-1143
P146	17-34-219-150-1144
P147	17-34-219-150-1145
P148	17-34-219-150-1146
P149	17-34-219-150-1147
P150	17-34-219-150-1148
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P152	17-34-219-150-1150
P153	17-34-219-150-1151
P154	17-34-219-150-1152
P155	17-34-219-150-1153
P156	17-34-219-150-1154
P157	17-34-219-150-1155
P158	17-34-219-150-1156
P159	17-34-219-150-1157
P160	17-34-219-150-1158
P161	17-34-219-150-1159
P162	17-34-219-150-1160
P163	17-34-219-150-1161
P164	17-34-219-150-1162
P165	17-34-219-150-1163
P166	17-34-219-150-1164
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P174	17-34-219-150-1172
P175	17-34-219-150-1173
P176	17-34-219-150-1174
P177	17-34-219-150-1175
P178	17-34-219-150-1176
P179	17-34-219-150-1177

Unit or Parking Space	PIN
P180	17-34-219-150-1178
P223	17-34-219-150-1182
P224	17-34-219-150-1183
P225	17-34-219-150-1184
P226	17-34-219-150-1185
P227	17-34-219-150-1186
P228	17-34-219-150-1187
P229	17-34-219-150-1188
P230	17-34-219-150-1189
P231	17-34-219-150-1190
P233	17-34-219-150-1192
P242	17-34-219-150-1201
P243	17-34-219-150-1202
P244	17-34-219-150-1203
P246	17-34-219-150-1205
P247	17-34-219-150-1206
P248	17-34-219-150-1207
P249	17-34-219-150-1208
P251	17-34-219-150-1210
P261	17-34-219-150-1220
P262	17-34-219-150-1221
P263	17-34-219-150-1222
P264	17-34-219-150-1223
P266	17-34-219-150-1225
P315	17-34-219-150-1228
P316	17-34-219-150-1229
P317	17-34-219-150-1230
P318	17-34-219-150-1231
P319	17-34-219-150-1232
P320	17-34-219-150-1233
P321	17-34-219-150-1234
P322	17-34-219-150-1235
P323	17-34-219-150-1236
P324	17-34-219-150-1237
P325	17-34-219-150-1238
P326	17-34-219-150-1239
P327	17-34-219-150-1240
P328	17-34-219-150-1241
P329	17-34-219-150-1242

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Unit or Parking Space	PIN
P330	17-34-219-150-1243
P337	17-34-219-150-1244
P338	17-34-219-150-1245
P339	17-34-219-150-1246
P340	17-34-219-150-1247
P341	17-34-219-150-1248
P342	17-34-219-150-1249
P343	17-34-219-150-1250
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P348	17-34-219-150-1255
P349	17-34-219-150-1256
P350	17-34-219-150-1257
626-111	17-34-219-150-1261
626-212	17-34-219-150-1262
626-503	17-34-219-150-1263
626-508	17-34-219-150-1264
626-603	17-34-219-150-1266
626-608	17-34-219-150-1267
626-705	17-34-219-150-1269
637-212	17-34-219-150-1275
637-310	17-34-219-150-1276
637-312	17-34-219-150-1278
637-401	17-34-219-150-1279
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637-511	17-34-219-150-1286
637-610	17-34-219-150-1288
637-708	17-34-219-150-1290
637-709	17-34-219-150-1291
637-710	17-34-219-150-1292
626-103	17-34-219-150-1295
626-311	17-34-219-150-1296
626-412	17-34-219-150-1297
626-511	17-34-219-150-1298

Unit or Parking Space	PIN
626-101	17-34-219-150-1302
626-102	17-34-219-150-1303
626-105	17-34-219-150-1304
626-106	17-34-219-150-1305
626-107	17-34-219-150-1306
626-109	17-34-219-150-1307
626-110	17-34-219-150-1308
626-112	17-34-219-150-1309
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626-206	17-34-219-150-1315
626-207	17-34-219-150-1316
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626-406	17-34-219-150-1337
626-407	17-34-219-150-1338
626-408	17-34-219-150-1339
626-409	17-34-219-150-1340

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Unit or Parking Space	PIN
626-410	17-34-219-150-1341
626-411	17-34-219-150-1342
626-501	17-34-219-150-1343
626-502	17-34-219-150-1344
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637-109	17-34-219-150-1377
637-110	17-34-219-150-1378
637-112	17-34-219-150-1379

Unit or Parking Space	PIN
637-201	17-34-219-150-1380
637-202	17-34-219-150-1381
637-203	17-34-219-150-1382
637-204	17-34-219-150-1383
637-205	17-34-219-150-1384
637-206	17-34-219-150-1385
637-207	17-34-219-150-1386
637-208	17-34-219-150-1387
637-209	17-34-219-150-1388
637-301	17-34-219-150-1389
637-302	17-34-219-150-1390
637-303	17-34-219-150-1391
637-304	17-34-219-150-1392
637-305	17-34-219-150-1393
637-306	17-34-219-150-1394
637-307	17-34-219-150-1395
637-308	17-34-219-150-1396
637-309	17-34-219-150-1397
637-402	17-34-219-150-1398
637-404	17-34-219-150-1399
637-405	17-34-219-150-1400
637-406	17-34-219-150-1401
637-407	17-34-219-150-1402
637-408	17-34-219-150-1403
637-409	17-34-219-150-1404
637-412	17-34-219-150-1405
637-501	17-34-219-150-1406
637-502	17-34-219-150-1407
637-504	17-34-219-150-1408
637-505	17-34-219-150-1409
637-507	17-34-219-150-1410
637-509	17-34-219-150-1411
637-510	17-34-219-150-1412
637-512	17-34-219-150-1413
637-601	17-34-219-150-1414
637-602	17-34-219-150-1415
637-604	17-34-219-150-1416
637-605	17-34-219-150-1417
637-607	17-34-219-150-1418

UNOFFICIAL COPY

Unit or Parking Space	PIN
637-608	17-34-219-150-1419
637-609	17-34-219-150-1420
637-612	17-34-219-150-1421
637-701	17-34-219-150-1422
637-702	17-34-219-150-1423
637-703	17-34-219-150-1424
637-704	17-34-219-150-1425
637-705	17-34-219-150-1426
637-707	17-34-219-150-1427

ADDRESS: 606, 627 and 637 E. Woodland
Park Avenue, Chicago, Illinois

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office
COOK COUNTY CLERK'S OFFICE
RECORDER OF DEEDS