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This Instrument was prepared by:
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One Northfield Plaza, Suite 470
Northfield, Illinois 60093



Doc#: 0628457206 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2006 12:53 PM Pg: 1 of 3

After Recording, Forward to:
Paul I. Djuriscic, Esq.
105 West Madison Street, Ste 1300 1702
Chicago, Illinois 60602

Send Future Tax Bills to:
Ned Mahic
1752 West Maypole, #303
Chicago, Illinois 60612

WARRANTY DEED AND ASSIGNMENT OF GROUND LEASEHOLD INTEREST

THE GRANTOR, WHP HOMES, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address at 666 Dundee Road, Suite 1102, Northbrook, Illinois 60062, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, the receipt of which is hereby duly acknowledged, CONVEYS, WARRANTS and ASSIGNS unto NED MAHIC, of 1752 West Maypole, #303, Chicago, Illinois, all of Grantor's interest (as further defined below) in and to the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

* NED MAHIC

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-07-423-019

ADDRESS OF PROPERTY: Unit 1752 Maypole - 303, Westhaven Park Homes Condominium, 1752 West Maypole, Chicago, Illinois

Grantor's interest in the said Real Estate consists of the condominium percentage interest ownership of (a) the buildings and improvements (pursuant to the Declaration, as hereinafter defined) located on the land and (b) an undivided leasehold estate created by that certain Ground Lease by and between the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, and Grantor, as Tenant, dated December 1, 200, and recorded in the Office of the Cook County Recorder of Deeds on December 15, 2005 as Document Number 0534945065, as the same may be amended from time to time, which Ground Lease demises the land for a term of years beginning in December, 2005 and ending November 30, 2104.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Westhaven Park Homes Condominium Association made September 21, 2006, and recorded on September 26, 2006, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0626931025 (as amended from time to time, the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Illinois Condominium Property Act and the Chicago Condominium Ordinance, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to the recording hereof including any easements established by or implied from the Declaration or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of

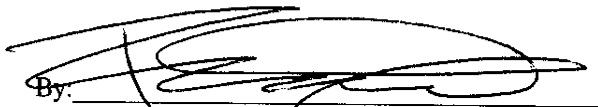
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record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements (as defined in the Declaration); (x) matters over which the Title Company (as defined in the Purchase Agreement pursuant to which this Deed is provided) is willing to insure; (xi) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (xii) Grantee's mortgage.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 26th day of September, 2006.

WHP HOMES, LLC, an Illinois limited liability company

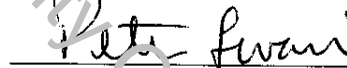
By: BMH-I, LLC, an Illinois limited liability company, its Managing Member

By: 
Its: Authorized Agent

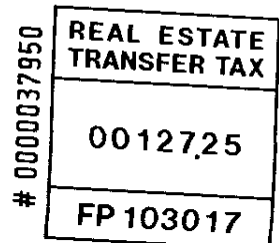
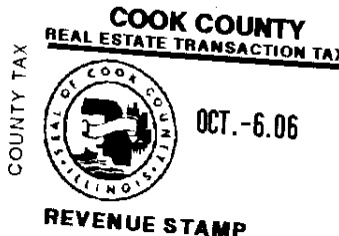
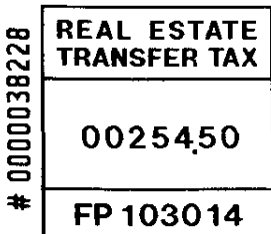
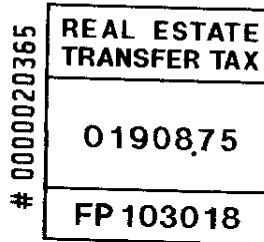
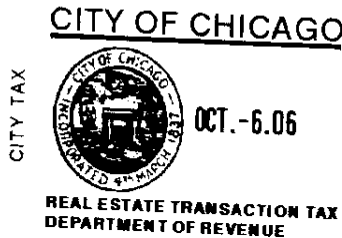
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Richard J. Sciortino, the Authorized Agent of BMH-I, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said company, as the free and voluntary act of WHP Homes, LLC, of which BMH-I, LLC is a managing member, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 26th day of September, 2006.


NOTARY PUBLIC

Commission Expires: _____



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ORDER NO.: 1301 - 004373880
 ESCROW NO.: 1301 - 004373880

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STREET ADDRESS: 1746 MAYPOLE, UNIT 303 UNIT 303
CITY: CHICAGO **ZIP CODE:** 60607 **COUNTY:** COOK
TAX NUMBER: 17-07-321-036-0000

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL I: UNIT 1752 MAYPOLE-303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF DECEMBER 1, 2005 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP HOMES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 15, 2005 AS DOCUMENT NUMBER 0534945065, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON NOVEMBER 30, 2104, THE FOLLOWING DESCRIBED PARCELS AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

LOT 6 IN MAYPOLE RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION IN BLOCKS 2 AND 3 IN PAGE AND WOOD'S SUBDIVISION OF BLOCKS 50, 63 AND 64, AND IN THE SUBDIVISION OF LOTS 5 AND 6 IN SAID BLOCK 3 IN PAGE AND WOOD'S SUBDIVISION, INCLUDING THE EAST-WEST VACATED ALLEYS AND VACATED WEST MAYPOLE AVENUE, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID MAYPOLE RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NUMBER 0021230668. IN WESTHAVEN PARK HOMES CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0626931025, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL II: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-5, AND STORAGE SPACE NO. S-5, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.