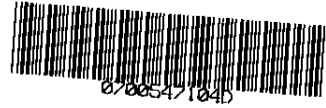


# UNOFFICIAL COPY

This Instrument was prepared by:  
David G. Spak, Attorney at Law  
One Northfield Plaza, Suite 470  
Northfield, Illinois 60093



Doc#: 0700547104 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2007 09:53 AM Pg: 1 of 4

After Recording, Forward to:  
Richard Magnone, Esq.  
Reda Ciprian Magnone LLC  
8501 W. Higgins, Suite 440  
Chicago, Illinois 60631

Send Future Tax Bills to:  
Tauris D. Baskerville  
2235 West Maypole, #101  
Chicago, Illinois 60612

(1/2) 4377283  
GIT

## 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 TAURIS BASKERVILLE, of 2627 Loren Lane, Chicago, Illinois, all of Grantor's interest (as further defined below) and to the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF  
PIN: 17-07-321-045  
ADDRESS OF PROPERTY: Unit 2235 Maypole - 101, Westhaven Park Homes Condominium, 2235 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

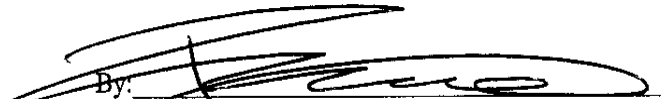
# UNOFFICIAL COPY

from the Declaration or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of 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 21st day of December, 2006.

WHP HOMES, LLC, an Illinois limited liability company

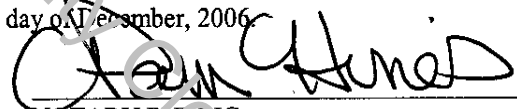
By: BMH-I, LLC, an Illinois limited liability company, its Managing Member

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 21st day of December, 2006.

  
NOTARY PUBLIC

Commission Expires  "OFFICIAL SEAL"  
Pam Hines  
Notary Public, State of Illinois  
My commission expires: 11/06/10

CITY TAX  
CITY OF CHICAGO  
 JAN.-2.07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
# 0000000487  
REAL ESTATE TRANSFER TAX  
0228000  
FP 103018

STATE TAX  
STATE OF ILLINOIS  
 JAN.-2.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000039617  
REAL ESTATE TRANSFER TAX  
0030400  
FP 103014

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
 JAN.-2.07  
REVENUE STAMP  
# 0000039339  
REAL ESTATE TRANSFER TAX  
0015200  
FP 103017

**UNOFFICIAL COPY**

ORDER NO.: 1301 - 004377283  
 ESCROW NO.: 1301 - 004377283

1

STREET ADDRESS: 2235 WEST MAYPOLE # 101  
 CITY: CHICAGO ZIP CODE: 60612  
 TAX NUMBER: 17-07-321-045-0000

COUNTY: COOK

**LEGAL DESCRIPTION:**

PARCEL I: UNIT 2235 MAYPOLE-101 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:

PARCEL 1: THE EAST 1/2 OF LOT 10 AND LOT 12 IN BELL RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION OF PART OF CAMPBELL'S SUBDIVISION OF BLOCK 55 AND WILSON AND BATES' SUBDIVISION IN CAMPBELL'S SUBDIVISION OF BLOCK 55, INCLUDING THE EAST-WEST VACATED ALLEY AND VACATED WEST MAYPOLE AVENUE IN SAID BLOCK 55, IN 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 BELL RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NUMBER 0021230667.

PARCEL 2: 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.

(SEE ATTACHED)

# UNOFFICIAL COPY

ORDER NO.: 1301 004377283  
ESCROW NO.: 1301 004377283

1

## LEGAL DESCRIPTION CONTINUED.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF LOTS 10 AND 12 OF PARCEL 1 FOR PARKING AND INGRESS AND EGRESS THERETO, AS CREATED, LIMITED AND DEFINED IN THE EASEMENT AGREEMENT DATED DECEMBER 1, 2005 AND RECORDED DECEMBER 15, 2005 AS DOCUMENT NO. 0534945066 BY AND BETWEEN WEST MAYPOLE, L.P., AN ILLINOIS LIMITED PARTNERSHIP, AND WHP HOMES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OVER AND ACROSS THE FOLLOWING DESCRIBED PREMISES, TO WIT:

THE NORTH 26.67 FEET OF THE SOUTH 36.23 FEET OF THE WEST 18.00 FEET OF THE EAST 19.60 FEET OF LOT 11 IN BELL RESUBDIVISION AFORESAID (BENEFITTING LOT 12);

THE NORTH 18.00 FEET OF THE SOUTH 27.26 FEET OF THE EAST 17.50 FEET OF THE WEST 18.00 FEET OF LOT 11 IN BELL RESUBDIVISION AFORESAID (BENEFITTING LOT 10);

IN WESTHAVEN PARK HOMES CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0526931025, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL II: EXCLUSIVE USE FOR PARKING IN AND TO PARKING SPACE NO. P-36 LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.