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GIT 4373899(1/3)



This Instrument was prepared by:
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Doc#: 0705157030 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/20/2007 07:29 AM Pg: 1 of 4

After Recording, Forward to:
Richard J. Rubin, Esq.
439 North Western Avenue
Chicago, Illinois 60612

Send Future Tax Bills to:
Geremiah and Celine T. Guerrero
120 North Leavitt, #203
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 GEREMIAH GUERRERO and CELINE GUERRERO, husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, of 4155 West Devon, 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:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: 17-07-321-047

ADDRESS OF PROPERTY: Unit 120 Leavitt - 203, Westhaven Park Homes Condominium, 120 North Leavitt, 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

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ORDER NO.: 1301 - 004373899
 ESCROW NO.: 1301 - 004373899

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STREET ADDRESS: 120 N. LEAVITT, UNIT 120-203 UNIT 203
CITY: CHICAGO **ZIP CODE:** 60607 **COUNTY:** COOK
TAX NUMBER: 17-07-321-047-0000

LEGAL DESCRIPTION:

PARCEL I: UNIT 120 LEAVITT-203 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: LOTS 6, THE WEST 1/2 OF LOT 10, 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)

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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);

THE WEST 17.92 FEET OF THE EAST 40.22 FEET OF THE NORTH 17.92 FEET OF THE SOUTH 55.33 FEET OF LOT 9 IN BELL RESUBDIVISION AFORESAID (BENEFITTING LOT 10);

AND THOSE PARTS OF SAID LOTS 9 AND 11 DESCRIBED IN SECTION 3.1(C) OF THE AGREEMENT (FOR ACCESS ONLY AS DEFINED THEREIN).

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 11: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-20, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.