

4367690(13)

This Instrument was prepared by:
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Doc#: 0710757048 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/17/2007 09:55 AM Pg: 1 of 3

After Recording, Forward to:
Cynthia E. Garcia, Esq.
Querrey & Harrow
175 West Jackson Boulevard
Suite 1600
Chicago, Illinois 60604-2827

Send Future Tax Bills to:
Mark Allen
100 North Hermitage, #312
Chicago, Illinois 60612-2619

WARRANTY DEED AND ASSIGNMENT OF GROUND LEASEHOLD INTEREST

THE GRANTOR, WHP TOWER, 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 MARK ALLEN, of 11 North Green, 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:

SHAYMAN

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: 17-07-423-015

ADDRESS OF PROPERTY: Unit 312, Westhaven Park Tower Condominium, 100 N. Hermitage, 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 27, 2004, and recorded in the Office of the Cook County Recorder of Deeds on December 30, 2004 as Document Number 0436519125, as the same may be amended from time to time, which Ground Lease demises the land for a term of years beginning in 2004 and ending December 27, 2103.

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 Tower Condominium Association made April 10, 2006, and recorded on April 25, 2006, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0611532059 (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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ORDER NO.: 1301 - 004367690
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STREET ADDRESS: 100 N. HERMITAGE, UNIT 312
 CITY: CHICAGO ZIP CODE:
 TAX NUMBER: 17-07-423-015-0000

COUNTY: COOK

LEGAL DESCRIPTION:

PARCEL 1: UNIT 312 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 27, 2004 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP TOWER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436519125, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON DECEMBER 27, 2103, THE FOLLOWING DESCRIBED PREMISES, AND

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

LOT 2 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, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NO. 0021230668 IN WESTHAVEN PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0611532059, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-338, AND STORAGE SPACE NO. S-109, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.