

# UNOFFICIAL COPY

## WARRANTY DEED AND ASSIGNMENT OF GROUND LEASEHOLD INTEREST

Doc#: 1824749259 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2018 10:42 AM Pg: 1 of 3

Dec ID 20180801663864  
ST/CO Stamp 2-057-584-800 ST Tax \$294.00 CO Tax \$147.00  
City Stamp 1-520-713-888 City Tax: \$3,087.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Brian M. Bastyr and Tracy L. Haak, a married couple, of 124 West Polk Street, Unit 1006, Chicago, IL 60605 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS, WARRANTS and ASSIGNS to John Ryan of 2238 West Maypole Avenue, Unit 202, Chicago, IL 60612, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\* a single man  
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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 and between the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, and Grantor as Tenant, dated December 1, 2005, 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.

Permanent Index Number(s): 17-07-321-048-1047

Property Address: 2238 West Maypole Avenue, Unit 202, Chicago, IL 60612

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year ~~2017~~ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

17-1509 2018  
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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18 day of July, 2018.

X Brian M. Bastyr  
Brian M. Bastyr

X Tracy L. Haak  
Tracy L. Haak

REAL ESTATE TRANSFER TAX		27-Aug-2018
		COUNTY: 147.00
		ILLINOIS: 294.00
		TOTAL: 441.00
17-07-321-048-1047   20180801663864   2-057-584-800		

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK        )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian M. Bastyr and Tracy L. Haak, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of July, 2018.



Cynthia Ramirez  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Michelle Laiss  
1530 West Fullerton Avenue  
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		27-Aug-2018
		CHICAGO: 2,205.00
		CTA: 882.00
		TOTAL: 3,087.00 *
17-07-321-048-1047   20180801663864   1-520-715-380		
* Total does not include any applicable penalty or interest due.		

MAIL TO:  
~~Dear N. Fugate~~  
~~FOGARTY & FUGATE, LLC~~  
~~1406 West Chicago Avenue~~  
~~Chicago, IL 60642~~

SEND SUBSEQUENT TAX BILLS TO:  
  
John Ryan  
2238 West Maypole Avenue  
Unit 202  
Chicago, IL 60612

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## EXHIBIT "A"

### Parcel I:

Unit 2238 Maypole-202 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, 7, 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.

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 II: Exclusive use for parking and storage purposes in and to Parking Space No. P-60, and Storage Space No. P-24, limited common elements, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

PIN(S): 17-07-321-048-1047