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Prepared by: **GIT**
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Pro Creative Law, LLC
125 S. Clark St.
17th Floor
Chicago, Illinois 60603

Doc#: 2215421125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2022 08:39 AM Pg: 1 of 4

Dec ID 20220501602162
ST/CO Stamp 0-917-569-616 ST Tax \$237.00 CO Tax \$118.50
City Stamp 0-069-501-008 City Tax: \$2,488.50

Mail to:
SLOBODAN PAVLOVICH
PAVLOVICH LAW, L.L.C.
2900 W. Irving Park Road
Suite 1
Chicago, Illinois 60618

Send future tax bills to:
[Grantee's property address]

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 1603 Orrington, Suite 450, Evanston, Illinois 60201, 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 **Gustavo A. De Los Santos and Mayra De Los Santos, Trustees of the De Los Santos Family Revocable Living Trust**, dated **SEPTEMBER 18, 2020** of 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.

ADDRESS: 2238 W Maypole^{Ave.} Unit 101, Chicago, Illinois 60612
PIN: 17-07-321-048-1044

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, 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 on December 1, 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



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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 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.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Tax Bills to-
 Gustavo A. De Los Santos
 Mayra De Los Santos
 2238 W. Maypole Ave, Unit 101
 Chicago, IL 60612

REAL ESTATE TRANSFER TAX		27-May-2022	
		COUNTY:	118.50
		ILLINOIS:	237.00
		TOTAL:	355.50
17-07-321-048-1044 20220501602162 0-817-569-616			

REAL ESTATE TRANSFER TAX		27-May-2022	
		CHICAGO:	1,777.50
		CTA:	711.00
		TOTAL:	2,488.50 *
17-07-321-048-1044 20220501602162 0-069-601-008			
* Total does not include any applicable penalty or interest due.			

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 23rd day of May, 2022.

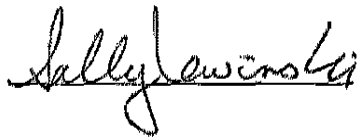
WHP HOMES, LLC,
an Illinois limited liability company
By: BMH-I, LLC,
an Illinois limited liability company
Its: Managing Member

By: 
Richard J. Sciortino, 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 Grantor, 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 Grantor, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 23rd day of May, 2022.



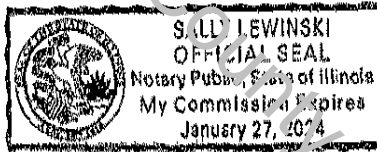


EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 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 2: LOTS 1, 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,

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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 3: 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 4: 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 28.67 FEET OF THE SOUTH 36.23 FEET OF THE WEST 13.00 FEET OF THE EAST 19.60 FEET OF LOT 11 IN BELL RESUBDIVISION AFORESAID (BENEFITING 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 (BENEFITING 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 (BENEFITING 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 SEPTEMBER 26, 2006 AS DOCUMENT NO. 0626931025, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 5: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P52, P53 AND STORAGE SPACE S17, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.