



THIS DOCUMENT WAS PREPARED BY:

INVSCO Group
Contract Administration Dept.
1212 N. LaSalle Blvd.
Suite 100
Chicago, Illinois 60610

Doc#: 0332929093
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/25/2003 10:50 AM Pg: 1 of 3

ADDRESS OF REAL ESTATE:

33 W. Ontario
Unit 36-F
Chicago, IL 60610

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made this Monday, September 22, 2003, by Millennium Centre Tower, L.L.C., an Illinois limited liability company (the "Grantor"), having a mailing address of 1212 North LaSalle Boulevard, Suite 110, Chicago, Illinois 60610, to Elia S. Smaglinski & Christian B. Smaglinski (the "Grantee(s)"), having a mailing address of 225 S. Douglas, Arlington Hts, IL 60005.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, by these presents does REMIT, RELEASE, ALIEN AND CONVEY unto the Grantee(s), and to its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT(S) 36-F AND P10-W21 AND N/A IN THE RESIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOGETHER WITH BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, BOTH INCLUSIVE IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RESPECTIVELY, ALL TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID, RECORDED JUNE 30, 2003 AS DOCUMENT NO. 031845084; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0319203102.

P.I.N.#: 17-09-234-001-0000; 17-09-234-002-0000; 17-09-234-003-0000;
17-09-234-004-0000; 17-09-234-005-0000; 17-09-234-006-0000;
17-09-234-007-0000; 17-09-234-016-0000; 17-09-234-017-0000;
17-09-234-018-0000; 17-09-234-019-0000; 17-09-234-027-0000;
17-09-234-029-0000
(affects the captioned units and other property)

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit A attached hereto.


BOX 333-CTI

ORIGINAL-7889832-L Green CTD T Lender 1503

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS

 NOV. 10. 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000059203

REAL ESTATE TRANSFER TAX
00427.00
FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 NOV. 10. 03
 COUNTY TAX
 REVENUE STAMP

0000059347

REAL ESTATE TRANSFER TAX
00213.50
FP 102802

CITY OF CHICAGO

 NOV. 10. 03
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000005898

REAL ESTATE TRANSFER TAX
03202.50
FP 102805

UNOFFICIAL COPY

Subject to: General real estate taxes not yet due and payable easements, covenants, conditions, restrictions, party walls and building lines of record; encroachments, if any, which do not affect the use of the Unit as a private residence; applicable City of Chicago zoning, condominium and building laws of ordinances; acts done or suffered by Grantee; Condominium Property Act of Illinois; Condominium Declaration for The Millennium Centre dated July 11, 2003, and recorded on July 14, 2003 in the Office of the Cook County Recorder of Deeds as Document No. 0319510001 (the "Declaration"); declaration of Covenants, Conditions, Restrictions and Easements dated July 11, 2003 and recorded on July 11, 2003 in the Office of the Cook County Recorder of Deeds as Document No. 0319203102; liens, monetary encumbrances and other matters over which the title insurer commits to insure by endorsement; existing leases, licenses and other agreements affecting the Common Elements (as defined in the Declaration); Utility easements, if any, whether recorded or unrecorded; and installments due from Grantee(s) for assessments levied pursuant to the Declaration.

DATED this 18th day of September, 2003.

Millennium Centre Tower, L.L.C.
an Illinois limited liability company

BY: Invsco Development Consultants, Inc.
an Illinois corporation, its Manager

BY: [Signature]
NAME: Steven E. Gouletas
ITS: Vice President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven E. Gouletas of Invsco Development Consultants, Inc., being a member of Millennium Centre Tower, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of September 2003.

[Signature]
Notary Public

After recording, please mail to:

ELIANA & CHRISTIAN SMAGUNSKI
225 S. DOUGLAS
ARLINGTON HTS, IL 60005

Please send subsequent tax bills to:

ELIANA & CHRISTIAN SMAGUNSKI
225 S. DOUGLAS
ARLINGTON HTS, IL 60005