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THIS DOCUMENT WAS PREPARED BY:

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

2334621252

Doc#: 0334601257

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 12/12/2003 01:52 PM Pg: 1 of 2

ADDRESS OF REAL ESTATE:

33 W. Ontario Unit 30-A Chicago, IL 60610

Special Warranty Deed

THIS SPECIAL WARRAN (Y DEED is made this Thursday, October 09, 2003, by Millennium Centre Tower, L.L.C., an Illinois limited liability company (the "Grantor"), having a mailing address of 1212 North LaSalle Bouelvard, Suite 110, Chicago, Illinois 60610, to Ilya Lypenskiy (the "Grantee(s)"), having a mailing address of 7114 N. Crawford, Chicago, IL 60712.

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:

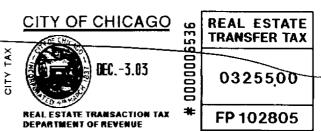
PARCEL 1: UNIT(S) 30-A AND N/A AND N/A IN THE RISIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOILCWING DESCRIBED REAL ESTATE: LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO 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 THIRL PRINCIPAL MERIDIAN RESPECTIVELY, ALL TAKEN AS A TRACT, LYING WEST OF A LINE DIAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID, RECORDEL JUNE 30, 2003 AS DOCUMENT NO. 031845084; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE TECHARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOL COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INCLES, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT PECORDED 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; 17-09-234-016-0000; 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



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Subject to: General real estate taxes net yet due and paylitie) desements, 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; appliable 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.

day of _ DATED this Millennium Centre Tower, L.L.C. an Illinois limited liability company Invsco Development Consultants, Inc. an Illinois corporation, its Manager BY: Steven E. Gouletas NAME: ITS: Vice President Illinois Cook I, the Undersigned, a Notary Public in End for said County, in the State aforesaid, do hereby certify that <u>Steven E. Gouletas</u> 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 vscs and purposes therein set forth. Given under my hand and notarial seal this ℓ THE RESERVE OF THE SERVE OF THE Notary Please send subsequent tax bills to: After recording, please mail to: LUBENSKIY FARRO

STATE OF ILLINOIS **DE**C.-3.03 0000 REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

TL 60076

State of

County of

60380 REAL ESTATE TRANSFER TAX 0043400 FP 102808



