UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

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

ADDRESS OF REAL ESTATE:

M 33 W. Ontario Unit 30-F Chicago, IL 60610



Doc#: 0335327047

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 12/19/2003 11:08 AM Pg: 1 of 2

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made this Monday, November 03, 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 CONSTINE (the "Grantee(s)"), having a mailing address of 9 2 2 9 N. GRAPAS AND ELENA GRAPSAS ®* Oketo, Morton Grove, IL 60053.

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-F AND P12-N03 AND N/A I THE RESIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CATCAGO IN SECTION 9, TOGETHER WITH O BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FST 1/4 OF SECTION 10, BOTH INCLUSIVE IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE CHIRD 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 AMINORD, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COUNTY, ILLINOIS.

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

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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)
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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.

* not as tenants in common but as joint tenants with right of survivorship





Subject to: General real estate taxes not yet due and payable; easements, covenants, conditions, restrictions, 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 _

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

Opense (Invsco Development Consultants, Inc.

an Illinois corporation, its Manager

BY:

NAME:

Vice President

ITS:

Illinois State of County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven E. Gouletaz 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, scaled 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 ages and purposes therein set forth.

Given under my hand and notarial seal this 3 day of

OFFICIAL SEAL HELEN YOUNG NOTARY PUBLIC STATE OF ILUNOIS MC COMMISSION EXP. JUNE 29,2004

After recording, please mail to:

FUCKS ! PUSEELL LTD BZS ZKIZTNOZT 440 W RANDORPH STESOO

FC 60606 CHICAGO

Please send subsequent tax hilp to:

SUZTUATENO GRAFFIS

STATE PAREWAY THAB

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CHUCAGO IL 60610

STATE OF ILLINOIS



DEC. 16.03

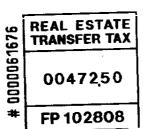
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY ESTATE TRANSACTION TAX



DEC.16.03

REVENUE STAMP



REAL ESTATE TRANSFER TAX

0023625

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FP 102802

CITY OF CHICAGO



DEC. 16.03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0354375

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