

# UNOFFICIAL COPY

THIS DOCUMENT  
WAS PREPARED BY:

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

ADDRESS OF REAL ESTATE:

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

## 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 Boulevard, Suite 110, Chicago, Illinois 60610, to **CONSTANTINE GRAPSAS AND ELENA GRAPSAS** (the "Grantee(s)"), having a mailing address of 9229 N. Oketo, Morton Grove, IL 60053. **GRAPSAS AND ELENA GRAPSAS** \*

**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 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.

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

333-CTI

2

NO Abs  
10F3  
E Guerrero  
CTI 7889782

Property of Cook County Recorder of Deeds Office

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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; 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 31 day of October, 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 31 day of October, 2003.



[Signature]  
Notary Public


After recording, please mail to:

FUCHS & ROSELLI LTD  
c/o JOHN TSOUTSAS, ESQ.  
440 W RANDOLPH ST 500  
CHICAGO IL 60606

Please send subsequent tax bills to:

CONSTANTINE GRASSIS  
1230 STATE PARKWAY #9B  
CHICAGO IL 60610


STATE TAX



DEC. 16.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX



DEC. 16.03

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP


# 0000061676

REAL ESTATE TRANSFER TAX
0047250
FP 102808

# 0000061826

REAL ESTATE TRANSFER TAX
0023625
FP 102802

CITY TAX



DEC. 16.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007153

REAL ESTATE TRANSFER TAX
0354375
FP 102805