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THIS DOCUMENT
WAS PREPARED BY:



Doc#: 0405435305
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/23/2004 01:45 PM Pg: 1 of 2

1/12
INVSCO Group
Contract Administration Dept.
1212 N. LaSalle Blvd.
Suite 100
Chicago, Illinois 60610

ADDRESS OF REAL ESTATE:

33 W. Ontario
Unit 53-G
Chicago, IL 60610

75869947
C77
PAX LAND NO ASS

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made this Wednesday, January 28, 2004, by Millennium Centre Tower, L.L.C., an Illinois limited liability company (the "Grantor"), having a mailing address of 1212 North LaSalle Street, Suite 110, Chicago, Illinois 60610, to Alexander Nadel & Ludmila Vildgorn (the "Grantee(s)"), having a mailing address of 1237 Eric Lane, Lake Zurich, IL 60047. * not as tenants in common but as joint tenants

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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) 53-G AND N/A 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; 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)

"Grantor also hereby grants to the Grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in declaration of condominium, aforesaid, and grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein."

Box 333

CITY OF CHICAGO

CITY TAX



FEB. 17. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0806000000 #

REAL ESTATE TRANSFER TAX
01935.00
FP 102805

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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 28 day of January, 2004.

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
TIS: 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 28 day of January, 2004.



[Signature]
Notary Public

After recording, please mail to:

Hymers & Blair PC (002610)
750 W Lake Cook Rd, Ste 495
Buffalo Grove, IL 60089

Please send subsequent tax bills to:

Alexander Nodel
1237 Enc Ln
Lake Zurich, IL 60047

STATE TAX	STATE OF ILLINOIS	# 0000065074	REAL ESTATE TRANSFER TAX
	FEB. 17. 04		0025800
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000065242	REAL ESTATE TRANSFER TAX
	FEB. 17. 04		0012900
	REVENUE STAMP		FP 102802