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## This Document Prepared By:

Invsco Group, Ltd. 1212 N. LaSalle, Suite 100 Chicago, Illinois 60610

Doc#: 0600642042 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/06/2006 09:03 AM Pg: 1 of 3

Address of Real Estate:

10 E. Ontario Unit 2307 Chicago, IL 60611

## WARRANTY DEED

The GRANTOR, Ontario State, LLC, an Illinois limited liability company, 1212 North La Salle Street, City of Chicago, State of Ulinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, Allan Rowena Oliva, having an address of 34369 N Bobolink Trail, Grayslake, IL 60030 the following described Real Estate situated in as joint the County of Cook, in the State of Illinois, to wit: Oliva

knants not knants in common PARCEL 1: UNIT(S) 2307 AND P-S726 IN THE PRIVATE RESIDENCES AT ONTARIO PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF ASSESSOR'S DIVISION OF BLOCK 36 IN KINZIE'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USF OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 053011 8065

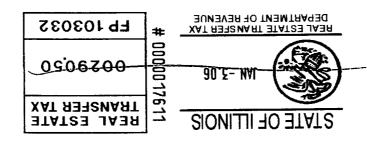
PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS DOCUMENT NUMBER 0530118065 16/4'S OFF

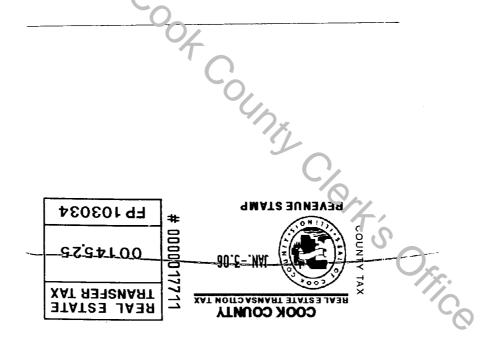
P.I.N.#: 17-10-111-001-0000 17-10-111-002-0000 17-10-111-008-0000 17-10-111-009-0000 17-10-111-010-0000 17-10-111-011-0000 17-10-111-012-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT'S SUCCESSORS AND ASSIGNS, AS KLCFTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

(A)THE TENANT, IF ANY, OF UNIT(S), 2307, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.





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FP 103033

REAL ESTATE XATE

DEPARTMENT OF REVENUE

REAL ESTATE TRANSACTION TAX

OF CHICAGO

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General real estate taxes not yet due and payable at the time of closing; building line, use or Subject to: occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the Ontario Place Private Residences Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois ("the Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and via ving all rights under and by virtue of the Homestead Exemption Laws of the State of Ilinois. TO HAVE AND TO HOLD said Premises forever.

	DATED this	328th day of October, 2005	
	0)	ONTARIO STATE, LLC,	
		an Illinois limited liability company	
		Ox	
		SEG Ontario Gonsultants, Inc.,	
		an Illinois corporation Ats Manager	
		PY:	(Seal)
		NAME: Michael Fish	
		ITS Chief Operating Officer	
State of County of	Illinois Cook		

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Fish of SEG Ontario Consultants, Inc., being a member of Ontario State LLC, 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 there n set forth.

Given under my hand and notarial seal this 28th day of October, 2005. OFFICIAL SEAL **ANDREA SMITH** NOTARY PUBLIC, STATE OF ILLINOIS Notary Public MY COMMISSION EXPIRES 6-4-2008

After recording, please mail to:	Please send subsequent tax bills to:	
34369 N. Bosolink Trail		
Graysloxe IL, 60610		