



12001

This Document Prepared By:  
Invsco Group, Ltd.  
1212 N. LaSalle, Suite 100  
Chicago, Illinois 60610

Doc#: 0601042138 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2006 10:18 AM Pg: 1 of 3

Address of Real Estate:  
10 E. Ontario /  
Unit 2301  
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 Illinois, 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, Sanjay\* & Nita\* Shah,\*\* having an address of 2775 Woodland Drive, Northbrook, IL 60062 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

\*Sanjay R. Shah \*\* as joint tenants

PARCEL 1: UNIT(S) 2301 AND N/A 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 0530118066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-3308, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0530118066.

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.

- 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, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS 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) , 2301, 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.

8279180 Munden CTC 10/2 NO abs

Box 334

# UNOFFICIAL COPY


Property of Cook County Clerk's Office

REAL ESTATE TAX TRANSFER TAX

REAL ESTATE TAX
TRANSFER TAX
02216.25
FP 103033

# 0001006198

JAN - 4.06



CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX


DEPARTMENT OF REVENUE

REAL ESTATE TAX TRANSFER TAX

REAL ESTATE TAX
TRANSFER TAX
00147.75
FP 103034

# 0000017813

JAN - 4.06



COOK COUNTY

REAL ESTATE TRANSACTION TAX

REVENUE STAMP


COUNTY TAX

REAL ESTATE TAX TRANSFER TAX

REAL ESTATE TAX
TRANSFER TAX
00295.50
FP 103032

# 0000017712

JAN - 4.06



STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

**UNOFFICIAL COPY**

**Subject to:** General real estate taxes not yet due and payable at the time of closing; building line, use or 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 waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 28th day of October, 2005

ONTARIO STATE, LLC,  
an Illinois limited liability company

BY: SEG Ontario Consultants, Inc.,  
an Illinois corporation, its Manager

BY: [Signature] (Seal)

NAME: Michael Fish

TITLE: Chief Operating Officer

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 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 therein set forth.

Given under my hand and notarial seal this 28th day of October, 2005.



[Signature]  
Notary Public

After recording, please mail to:

Carol J. Taxman

9636 Lawler

Skokie, IL 60077

Please send subsequent tax bills to:

Sanjay R. Shah

2775 Woodland Drive

Northbrook IL 60062