

# UNOFFICIAL COPY



06362440880

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

**Doc#:** 0636244088 **Fee:** \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
**Date:** 12/28/2006 11:36 AM **Pg:** 1 of 3

**Address of Real Estate:**  
33 West Ontario Street  
Unit PH-C  
Chicago, IL 60610

## SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made on this **22nd day of December, 2006**, by Millennium Centre Tower, LLC, an Illinois limited liability company (the "Grantor"), having a mailing address of 1212 North LaSalle Street, Suite 100, Chicago Illinois, 60610, to **Mhde Askar**, having a mailing address of **4342 North Bernard Street, Chicago, Illinois, 60613** (the "Grantee").

**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, the receipt whereof is hereby acknowledged, by these presents does **REMIT, RELEASE, ALIEN AND CONVEY** unto the Grantee, 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:

SEE THE ATTACHED "EXHIBIT A (LEGAL DESCRIPTION)"

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P.I.N: 17-09-234-038-1631 (Affects Unit PH-C)  
17-09-234-038-1343 (Affects Unit P12-W10)

**COMMONLY ADDRESS:** 33 West Ontario Street, Units PH-C and P12-W10, Chicago, Illinois 60610

"Grantor also hereby grants to 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, its 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.

Either, (A) the Tenant, if any, of the above Unit 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.

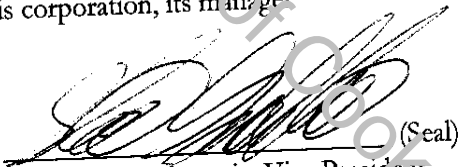
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Subject to: General real estate taxes not yet due and payable at the time of closing; easements, covenants, restrictions, conditions, building lines of record; encroachments, if any, which do not affect the use of the Unit as a private residence, applicable 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 ensure 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 for assessments levied pursuant to the Declaration.

DATED this 1st day of November, 2006.

Millennium Centre Tower, LLC,  
an Illinois limited liability company

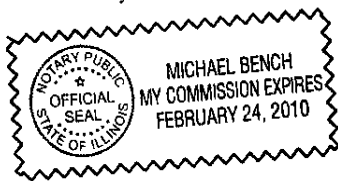
By: Invsco Development Consultants, Inc.,  
an Illinois corporation, its manager


By:  (Seal)  
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, Vice President, of Invsco Development Consultants, Inc., an Illinois corporation, being the manager of Millennium Centre Tower, LLC, an Illinois limited liability company, 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 document 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 1st day of November, 2006.



  
Notary Public

After Recording, Please Mail To:

G. SULTAN  
1601 SHERMAN #200  
EVANSTON, IL 60201

Please send subsequent tax bills to:

33 W. ONTARIO PH.C  
CHICAGO, IL 60610

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Millennium Centre

PH-C

## Exhibit A

### LEGAL DESCRIPTION

PARCEL 1: UNIT PH-C IN THE RESIDENCES AT MILLENNIUM CENTRE, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0318145084, BEING A RESUBDIVISION IN THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF +149.96 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE OF +175.56 FEET CHICAGO CITY DATUM, AS MORE PARTICULARLY DESCRIBED ON SAID SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0319510001; AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: UNIT P12-W10 IN THE RESIDENCES AT MILLENNIUM CENTRE, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0318145084, BEING A RESUBDIVISION IN THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF +149.96 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE OF +175.56 FEET CHICAGO CITY DATUM, AS MORE PARTICULARLY DESCRIBED ON SAID SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0319510001; AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

City of Chicago / Real Estate  
Dept. of Revenue / Transfer Stamp  
484806 \$8,625.00  
12/28/2006 10:59 Batch 05277 32



P.I.N: 17-09-234-038-1631 (Affects Unit PH-C)  
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