

UNOFFICIAL COPY

ONCE RECORDED, MAIL TO:

Donna Bair
405 North Wabash Avenue
Chicago, Illinois 60611



Doc#: 0700933165 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2007 01:44 PM Pg: 1 of 3

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

Donna Bair
405 North Wabash Avenue #4001
Chicago, Illinois 60611

SPECIAL WARRANTY DEED

The GRANTOR, MILLENNIUM CENTRE TOWER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 1212 North LaSalle Street, Suite 100, 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, the receipt whereof is hereby acknowledged, by these presents does hereby Convey and Warrant to the GRANTEE, Donna Bair, who resides at 405 North Wabash Avenue, City of Chicago, State of Illinois, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT P09-E35 IN THE RESIDENCES AT MILLENNIUM CENTRE TOWER 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, SUPPORT AND ENJOYMENT AS CREATED BY THE OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 031903102.

P.I.N.: 14-21-110-048-1524 (AFFECTS UNIT P09-E35)

COMMON ADDRESS: 33 WEST ONTARIO STREET, UNIT P09-E35
CHICAGO, ILLINOIS 60610

"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, 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.

BOX 334 CTI


1 all st
8340812
27000367
CTIC

Property of Cook County Clerk's Office

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STATE TAX

STATE OF ILLINOIS



JAN. 8.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000099889

REAL ESTATE TRANSFER TAX
00029.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. 8.07

REVENUE STAMP

0000100125

REAL ESTATE TRANSFER TAX
00014.50
FP 102802

CITY TAX

CITY OF CHICAGO



JAN. 8.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

00001381

REAL ESTATE TRANSFER TAX
00217.50
FP 102805

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Subject to: (a) covenants, restrictions and restrictions of record; (b) the 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, and as amended from time to time; (c) the Operation and Reciprocal Easement Agreement dated July 11, 2003 and recorded on July 11, 2003 in the Office of the Cook County Recorder of Deeds as Document No. 0319203102, and as amended from time to time; (d) public, private and utility easements; (e) public roads and highways; (f) special governmental taxes or assessments for improvements not yet completed; (g) unconfirmed special governmental taxes or assessments; (h) encroachments, if any; and (i) general real estate taxes for the years 2006 and 2007 and subsequent years which are not yet due and payable.

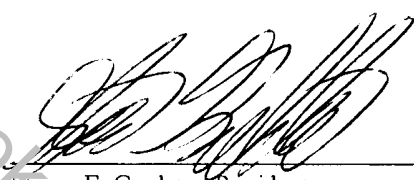
AND THE SAID GRANTOR does hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed this 1st day of January, 2007.

MILLENNIUM CENTRE TOWER, LLC, an Illinois limited liability company

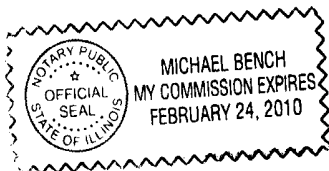
By: Invsco Development Consultants, Inc., an Illinois corporation, its manager

By:  (Seal)
Steven E. Gouletas, 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, President of Invsco Development Consultants, Inc., an Illinois corporation, being the sole 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 acknowledged 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 1st day of January, 2007.





Notary Public

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL BENCH, INVSCO GROUP, LTD., 1212 NORTH LASALLE STREET, #100, CHICAGO, ILLINOIS 60610