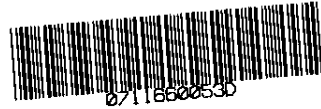


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0711660053

Doc#: 0711660053 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2007 11:51 AM Pg: 1 of 3

Property of Cook County Clerk's Office

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WARRANTY DEED

8376085

Box 334

3pgs

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This Document Prepared By:

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

Address of Real Estate:

10 East Ontario Street
Unit P-N526
Chicago, Illinois 60611

8376085 Munden CTC 2012 10 01 05

WARRANTY DEED

The GRANTOR, **Ontario State, LLC**, an Illinois limited liability company, having an address of 1212 North LaSalle 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, **Jim Nichols**, having an address of **8636 Mason Avenue, Canoga Park, CA 91306** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) **P-N526** IN THE PRIVATE RESIDENCES AT ONTARIO PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF ACCESSOR'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 : 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. #: 17-10-111-014-1737

"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) he Tenant, if any, of the above Unit(s) has waived for has failed to exercise the Right of First Refusal; (B) The Tenant of the Unit(s) had no Right of First Refusal; or (C) The Purchaser of the Unit(s) was the Tenant of the Unit(s) prior to the conversion of the building to a Condominium.

* See deed # 1 for full Consideration Rec. # 0711660052

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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 declarations 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 27th day of March, 2007.

ONTARIO STATE, LLC, an Illinois limited liability company

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH _____ SECTION _____ OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH _____ SECTION _____ OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

By: SEG Ontario Consultants, Inc., an Illinois corporation, its manager

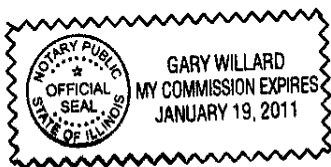
3/27/07
Date [Signature]
Buyer, Seller or Representative

By: [Signature] (Seal)
Michael A. Fish, 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 Michael A. Fish, Vice President of SEG Ontario Consultants, Inc., an Illinois corporation, being the sole manager of Ontario State 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 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 27th day of March, 2007.



[Signature]
Notary Public

After recording, please mail to:

Michael Angeleni
6900 Main St. #210
Downers Grove, IL 60516

Please send subsequent tax bills to:

James L. Nichols
8636 Mason Ave
Canoga Park Ca 91306