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0713742124

Doc#: 0713742124 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2007 11:27 AM Pg: 1 of 3

ONCE RECORDED, MAIL TO:

Michael Bench
Invsco Group, Ltd.
One East Erie Street, #640
Chicago, Illinois 60611

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

Ontario State, LLC
10 East Ontario Street
Chicago, Illinois 60611

E-12 10 f all No Abs CTS 8376206

SPECIAL WARRANTY DEED

THIS INDENTURE made this 07th day of May, 2007, between JAMES L. NICHOLS, ^{A single man} of 8636 Mason Avenue, City of Canoga Park, State of California, as GRANTOR, and ONTARIO STATE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 1030 North Clark Street, City of Chicago, State of Illinois, the following described real estate, situated in the County of Cook and State of Illinois, as GRANTEE.

WITNESSETH, the Grantor, 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 REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNITS P-N526, P-N527, P-N629 AND P-N632 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 2: 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 (AFFECTS UNIT P-N526)
17-10-111-014-1736 (AFFECTS UNIT P-N527)
17-10-111-014-1676 (AFFECTS UNIT P-N629)
17-10-111-014-1673 (AFFECTS UNIT P-N632)

COMMON ADDRESS: UNITS P-N526, P-N527, P-N629 AND P-N632 IN THE PRIVATE RESIDENCES AT ONTARIO PLACE AT 10 EAST ONTARIO STREET, CHICAGO, ILLINOIS 60611

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Box 334


Handwritten initials and number 3

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAY. 15. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000102177

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00190.50 |
| FP 102808 |

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY. 15. 07


REVENUE STAMP

0000102409

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00095.25 |
| FP 102802 |

CITY TAX

CITY OF CHICAGO



MAY. 15. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015897

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01428.75 |
| FP 102805 |

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following: (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any which do not affect the use of the Units as a parking space; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Purchaser; (6) the Illinois Condominium Property Act; (7) the Declaration of Condominium and Easements, Restrictions, Covenants and By-Laws of The Ontario Place Private Residences, a Condominium (the "Declaration"), and all amendments thereto; (8) the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for the Property and all amendments thereto, including any Sub-Declarations, as defined therein; (9) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (10) existing leases, licenses and agreements affecting the Common Elements; (11) utility easements, if any, whether recorded or unrecorded; (12) installments due after Closing for assessments levied pursuant to the Declaration; and (13) the Fair Housing Act, 42 USC §3601 et. seq.

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 the date and year first above written.

James L. Nichols (SEAL)
 JAMES L. NICHOLS

STATE OF California)
 COUNTY OF Los Angeles) SS.

I, the Undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JAMES L. NICHOLS, is 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9 day of May, 2007.



Brenda Wooten
 Notary Public

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL BENCH, INVSCO GROUP, LTD., ONE EAST ERIE STREET, #640, CHICAGO, ILLINOIS 60611