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ONCE RECORDED, MAIL TO:

Michael Bench
Invsco Group, Ltd.
200 North Dearborn Street, #1505
Chicago, Illinois 60601

Doc#: 0731042012 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/06/2007 09:08 AM Pg: 1 of 2

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

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

(8)

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12th of October, 2007, between SUSAN ARTHUR, of 3725 Adriatic Way, City of Santa Clara, 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.

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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: UNIT P-N709 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.

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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. #: 17-10-111-014-1635

COMMON ADDRESS: UNIT P-N709 IN THE PRIVATE RESIDENCES AT ONTARIO PLACE,
A CONDOMINIUM, AT 10 EAST ONTARIO STREET, CHICAGO, ILLINOIS 60611

BRACKIN

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.

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Box 334

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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 Unit 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.

STATE TAX	STATE OF ILLINOIS	# 0000105699	REAL ESTATE TRANSFER TAX
	 OCT. 31.07		0004000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

Susan P. Arthur (SEAL)
SUSAN ARTHUR

STATE OF CA)
COUNTY OF Santa Clara) SS.

I, the Undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that SUSAN ARTHUR, 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 12th of October, 2007.




Donna Kuoyun Young
Notary Public
Oct. 15, 2007

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL BENCH, INVSCO GROUP, LTD., 200 NORTH DEARBOR STREET, #1505, CHICAGO, ILLINOIS 60601

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000185877	REAL ESTATE TRANSFER TAX
	 OCT. 31.07		0002000
	REVENUE STAMP		FP 102802

CITY TAX	CITY OF CHICAGO	# 0000000213	REAL ESTATE TRANSFER TAX
	 OCT. 31.07		0030000
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102805