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Doc#: 0807342174 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2008 01:58 PM Pg: 1 of 3

ONCE RECORDED, MAIL TO:

Priti Shah
70 W. Huron Street Unit #2108
Chicago, Illinois 60610

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

Priti Shah
70 W. Huron Street Unit #2108
Chicago, Illinois 60610

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, PRITI SHAH, as joint tenants with rights of survivorship and not as tenants in common, who reside at 70 W. Huron Street Unit #2108 Chicago, Illinois 60610, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT P09-C34 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 ¼ 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.: 17-09-234-038-1563 (AFFECTS UNIT P09-C34)
17-09-234-010-1536

COMMON ADDRESS: 33 WEST ONTARIO STREET, UNIT P09-C34, 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.

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1 of 7

UNA

8376550

Brackin

127


Box 334

3/1/08

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STATE TAX

STATE OF ILLINOIS



MAR. 10.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000000326

REAL ESTATE TRANSFER TAX
0002250
FP 102808

CITY TAX

CITY OF CHICAGO



MAR. 10.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001752

REAL ESTATE TRANSFER TAX
0916875
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 10.08

REVENUE STAMP

0000107515

REAL ESTATE TRANSFER TAX
0001125
FP 102802

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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 6th day of MARCH, 2007.

MILLENNIUM CENTRE TOWER, LLC, an Illinois limited liability company

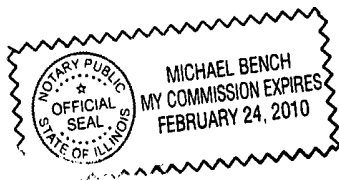
By: Invsco Development Consultants, Inc., an Illinois corporation, its manager

By:  (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 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 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 6th day of MARCH, 2007.





Notary Public

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL BENCH, INVSCO GROUP, LTD., 1030 NORTH CLARK STREET, #400, CHICAGO, ILLINOIS 60610