

# UNOFFICIAL COPY

This Document Prepared By:  
**Victoria Kaye**  
182 W. Lake St.  
Chicago, Illinois 60610



Doc#: 1006833002 Fee: \$62.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/09/2010 08:27 AM Pg: 1 of 3

Address of Real Estate:  
10 East Ontario Street  
Unit 2211  
Chicago, Illinois 60611

Toddlr  
142  
8499767-PI

Property of Cook County Clerk's Office

## WARRANTY DEED

The GRANTOR, **ONTARIO CENTURY PROPERTY LLC, a Delaware limited liability..**

**BY: OC RESIDENTIAL MANAGER LLC, an Illinois limited liability company,**

**It: Residential Series Manager,** 182 W Lake St., 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, **Michael Kwong-miny Keng,** having an address of **6 Middleridge Lane South, Rolling Hills, CA 90274** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) **2211** AND **P-S621** IN THE PRIVATE RESIDENCES AT ONTARIO PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF ASSESSOR'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: THE EXCLUSIVE RIGHT TO THE USE OF **N/A**, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0530118066.

PARCEL 3: 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- 289 /  
17-10-111-014-1652

"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, IT 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.

(A) THE TENANT, IF ANY, OF UNIT(S) , **2211**, 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 400-CTCC


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J

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STATE TAX

**STATE OF ILLINOIS**



FEB. 26. 10


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000099

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00240.00                 |
| FP 103024                |

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



FEB. 26. 10


REVENUE STAMP

# 0000000099

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00120.00                 |
| FP 103022                |

CITY TAX

**CITY OF CHICAGO**



FEB. 26. 10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001688

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 02520.00                 |
| FP 103023                |

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Subject to the following if any: Covenants, Conditions and restrictions of record;  
Public and Utility easements; acts done by or suffered through special governmental taxes or  
assessments confirmed and unconfirmed, and general real estate taxes not yet due & payable at  
the time of closing.

DATED this 25<sup>th</sup> day of February, 2010

BY: ONTARIO CENTURY PROPERTY LLC. a Delaware limited liability., BY: OC  
RESIDENTIAL MANAGER LLC, an Illinois limited liability company, It: Residential  
Series Manager.

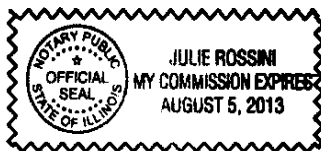
BY: Susan Wiemer (Seal)

NAME: SUSAN WIEMER

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 SUSAN WIEMER of **ONTARIO CENTURY PROPERTY LLC. a Delaware  
limited liability., BY: OC RESIDENTIAL MANAGER LLC, an Illinois limited liability  
company, It: Residential Series Manager**  
being a member of Ontario State LLC, 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 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 **2/25/2010**.



Julie Rossini  
Notary Public

After recording, please mail to:

JOHN MANTAS  
1300 W. HIGGINS Rd St 209  
Park Ridge, IL 60068

Please send subsequent tax bills to:

MICHAEL KWONZ - MIAX KONG.  
6 Middle Ridge Lane South.  
Rolling Hills, CA 90274