

# UNOFFICIAL COPY

**This Document Prepared By:**

Victoria Kaye  
182 W. Lake St.  
Chicago, Illinois 60610



Doc#: 1015833020 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2010 09:39 AM Pg: 1 of 3

**Address of Real Estate:**

10 East Ontario Street  
Unit 1509  
Chicago, Illinois 60611

8498227-DI  
Book: 0

## 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, Anthony Hwang, having an address of \* the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit \*1701 Madison Ave #202 MEMPHIS, TN 38104

PARCEL 1: UNIT(S) 1509 AND P-N527 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.#: 17-10-111-014-1375  
17-10-111-014-1736

"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) , 1509, 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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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JUN.-3.10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 0000000464  

REAL ESTATE TRANSFER TAX
00220,00
FP 103024

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 JUN.-3.10  
 REVENUE STAMP

# 0000000466  

REAL ESTATE TRANSFER TAX
00110,00
FP 103022

**CITY OF CHICAGO**  
 CITY TAX  
  
 JUN.-3.10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000001982  

REAL ESTATE TRANSFER TAX
02310,00
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 21<sup>st</sup> day of May, ~~2009~~ 2010.

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

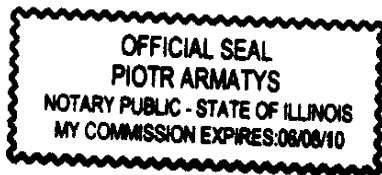
BY: Susan Wiener (Seal)

NAME: SUSAN WIENER

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 SUE WIENER 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 6/2/2010.



Piotr Armatys  
Notary Public

After recording, please mail to:

Ami J. Oseid  
3703 W. Irving Park Rd.  
Chicago, IL 60618

Please send subsequent tax bills to:

Anthony Huang  
10 E. Ontario St. #1509  
Chicago, IL 60611