

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

STC 01146-15547 1/1

THIS SPECIAL WARRANTY DEED, made this 1st day of August, 2013 by Grantor **ARIES HOLDINGS, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantees **WEIHAN LIN AND JIAN TAO**, as husband and wife, not as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety with rights of survivorship of 33 West Ontario Street, Unit 56D, Chicago, Illinois 60654

Doc#: 1325504081 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2013 10:33 AM Pg: 1 of 2

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantees, their successors and assigns, **FOREVER**, the real estate, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: Parcel 1: Unit 56D in the Residence at Millennium Centre Condominium as delineated on a survey of the following described real estate: Lot 1 in Millennium Centre Subdivision, being a re subdivision 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 1/4 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 and egress, use and enjoyment, as created by operation and reciprocal easement agreement recorded as Document number 0319203102.

Permanent Real Estate Index Number: 17-09-234-043-1649

Address of Real Estate: 33 West Ontario Street, Unit 56D, Chicago, Illinois 60654

STEWART TITLE COMPANY
2055 W. Army Trail Rd., Suite 110
Addison, IL 60101
630-889-4050

S Y
P 2
S N
SCY
INTAB

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

This deed is further subject to the terms and provisions contained in the Declaration of Condominium for Residences at Millennium Centre Condominium pursuant to the Condominium Property Act recorded with the Cook County Recorder of Deeds on July 14, 2003 as document number 0319510001 relating in part to and among other things, covenants, conditions restrictions and reciprocal easements between the commercial and residential property.

UNOFFICIAL COPY

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the above 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.


And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantees, their successors and assigns, that during the period that Grantor has owned title to the Premises, 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 said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, Subject to:** (a) real estate taxes not yet due and payable, (b) zoning and building laws or ordinances; (c) all easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the Residences at Millennium Centre Condominium, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on July 14, 2003 as document number 0319510001 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; and (i) acts of Grantee prior to this date.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 1st day of August, 2013

Aries Holdings, LLC, an Illinois limited liability company

Michele Rendina
by: Michele Rendina, Managing Member

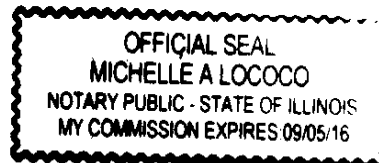
STATE OF ILLINOIS } SS.
COUNTY OF DUPAGE }

REAL ESTATE TRANSFER	08/07/2013
	CHICAGO: \$3,300.00
	CTA: \$1,320.00
	TOTAL: \$4,620.00
17-09-234-043-1649 20130601607222 JJKJ61	

I, the undersigned, in and for said County in the State aforesaid do hereby certify that Michele Rendina of Aries Holdings LLC an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.


GIVEN under my hand and seal this 1st day of August, 2013

Michelle A. Lococo
Notary



Prepared by:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601-1305

Return to:
KIRK LANGFELD
35 S GARFIELD
HINSDALE IL 60521
Send future tax bills to:
WELWU Lin + JIAN TAO
33 West Ontario St Unit 56D
Chicago IL 60654

REAL ESTATE TRANSFER	08/09/2013
 	COOK \$220.00
	ILLINOIS: \$440.00
	TOTAL: \$660.00
17-09-234-043-1649 20130601607222 DPG9JY	