### UNOFFICIAL COPM 70124

This Document Prepared By:

Invsco Group, Ltd. 1030 North Clark Street, #410 Chicago, Illinois 60610

1832/0074 20 001 Page 1 of 2002-02-11 11:16:21 Cook County Recorder

Address of Real Estate:

345 N. LaSalle Blvd. Unit 4306 Chicago, Illinois 60610

The GRANTOR, Sterling Residences, LLC, an Illinois limited liability company, 1212 N. LaSalle Blvd., Suite goods and valuable considerations in Tarle paid, does hereby Convey and Warrant to the GRANTEE, wilson

The GRANTOR, Sterling Residences, LLC, an Illinois limited liability company, 1212 N. LaSalle Blvd., Suit 100, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other goods and valuable considerations in hard paid, does hereby Convey and Warrant to the GRANTEE, wilso Parkhaving an address of 1704 Park Ridge, Point, Park Ridge, IL 60068 the following described Real Estate situated in the County of Cook; in the State of Illinois, to wit:

PARCEL 1: UNIT(S) 4306 IN THE STEPLING PRIVATE RESIDENCES, A CONDOMINIUM, AND DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTED IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTED S. 6, AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST OF 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER - 1/20/20/25/20 , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELLMENTS, ALL IN COOK COUNTY, ILINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATEIN BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND DECLARATION OF COVENANTS. UNIT(S) 4306 IN THE STEPLING PRIVATE RESIDENCES, A CONDOMINIUM, AS

ENCLOSURL, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF FARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASTMENTS RECORDED

> P.I.N.#: 17-09-406-001-0000 (affects the captioned units and other property) 17-09-406-005-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

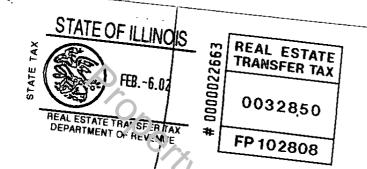
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. NOT AS TENANTS IN COMMON

VIVIAN HUANG, HIS WIFE, AS JOINT TENANTS.

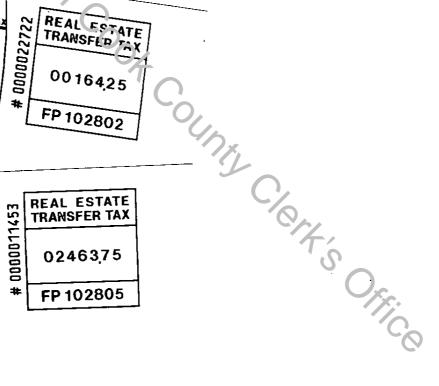
BOX 333-CTT

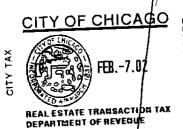
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Subject to: General real estate taxes not yet due and payable; easements, covenants, restrictions and building lines of record; encroachments, if any which do not affect the use of the Unit(s) as a residence or parking space, as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium and all amendments thereto; Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements and all amendments thereto; liens and other matters over which the title insurer provided for herein con mits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements: atility easements, if any, whether recorded or unrecorded; and installments due after Closing for assess nents levied pursuant to the Declaration. TO HAVE AND TO HOLD said Premises forever.

DATED this 15th day of January, 2002.

STERLING RESIDENCES, LLC, an Illinois 'imited liability company

BY: Seeling Consultants, Inc.,

an filir ois corporation

BY:
NAME: Nicholas V. Gouletas

ITS:

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 Nicholas V. Gouletas of Sterling Consultants, Inc., being a member of Sterling Residences, 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 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 25th day of

STATE OF MARY BETH STAMOS

COMMISSION EXPIRES 07/18/03

After recording, please mail to:

1704 PARK RIDGE PAR PARR RIDGE 71 KARES Please send subsequent tax bills to:

1704 PARK RIDGE PT.

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Property of Cook County Clark's Office.