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This Document Prepared By:

Invsco Group, Ltd. 1030 North Clark Street, #410 Chicago, Illinois 60610 2002-02-13 11:44:52 Cook County Recorder 25.00



Address of Real Estate:

345 N. LaSalle Blvd. Unit **401** Chicago, Illinois 60610

## WARRANTY DEED

The GRANTOR, Sterling Residences, LLC, an Illinois limited liability company, 1212 N. LaSalle Blvd., Suite 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 hand paid, does hereby Convey and Warrant to the GRANTEE, Andrea Bascon and Les Messenger having an address of 1.11 East Chestnut #55K, Chicago, IL 60611 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) 401 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6, AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RINGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER - 0(0) 10/550 , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON LLUMENTS, ALL IN COOK COUNTY, ILINOIS.

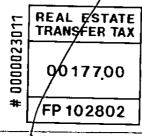
PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED COMMENT (2, 200) AS DOCUMENT NUMBER OUI[145].

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 RIGHT." 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.





BOX 333-CTI

General real estate taxes not yet due and payable; easements, covenants, restrictions and Subject to: 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 commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elemenis: utility easements, if any, whether recorded or unrecorded; and installments due after Closing for assessments levied pursuant to the Declaration. TO HAVE AND TO HOLD said Premises forever.

DATED this 23 day of

, 2002.

STERLING RESIDENCES, LLC an Illinois limited liability company

BY:

Sterling Consultants, Inc., an illi iois corporation

BY:

Nicholas V. Gouletas

NAME: ITS:

<u>Vice President</u>

State of Illinois County of Cook

I, the Undersigned, a Notary Public in and for said Courty, 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 on 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 sail 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

0000022958

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA "OFFICIAL SEAL" MARY BETH STAMOS COMMISSION EXPIRES 07/18/03

After recording, please mail to:

CITY OF CHICAGO

FEB. 11.02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE 01011610 TRANSFER TAX 0265500

FP 102805

Please send subsequent tax bills to

STATE OF ILLINOIS

FEB. 11.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0035400

FP 102808

11:09:02 AM, 1/10/2002

### 401

# Sterling Private Residences

1 of 1

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

PARCEL 1: UNIT(S) 401 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6, AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SUKYEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUME'N'S NUMBER ~ DOCUMENTO NUMBER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL 'IN COOK COUNTY, ILINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENFAIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMANTS RECORDED December(B, 200) AS DOCUMENT NUMBER DO(117451).

P.I.N. 17-09-406-001-000 AND 17-09-406-005-0000

"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 r servations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.