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This Document Prepared By:

Invsco Group, Ltd. 1030 North Clark Street, #410 Chicago, Illinois 60610 1906/0272 20 001 Page 1 of 2 2002-02-14 12:23:08 Cook County Recorder 23.00

0020183348

Address of Real Estate:

345 N. LaSalle/Blvd. Unit 2907 / 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 hard paid, does hereby Convey and Warrant to the GRANTEE, William G. Hilburn and Denise L. Hilburn having an address of 2620 Kenilworth, Wilmette, IL 60091 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

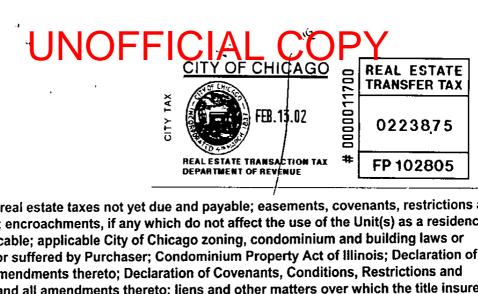
PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 1, 2001 AS DOCUMENT NUMBER 0011174517

P.I.N.#: 17-09-406-001-0000 (affects the captioned units and other p.ol erty) 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.

BOX 333-CTI



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 commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements, 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 _____ day of _

2002.

20183348

STERLING RESIDENCES, LLC an Illinois Finited liability company

BY:

Sterling Consultants, Inc.,

an /iii ois corporation

BY:

NAME:

ITS:

Nicholas V. Gouletas

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 cet forth.

Given under my hand and notarial seal this 25th day of

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

After recording, please mail to:

2620 Kenilulorth Wilmette, T

STATE OF ILLINOIS

FEB. 12.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE 0000022998 TRANSFER TAX

0029850

FP 102808

Please send subsequent tax bills to:

Kenlworth Are

Inette. II

COOK COUNTY E TRANSACTIO N TAX COUNTY

FEB. 12.02

REVENUE STAMP

REAL ESTATE 0000023057 TRANSFER TAX

0014925

FP 102802