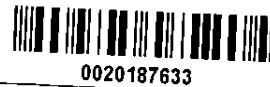


This Document Prepared By:
InvSCO Group, Ltd.
1030 North Clark Street, #410
Chicago, Illinois 60610

1936/0065 20 001 Page 1 of 2
2002-02-15 09:48:53
Cook County Recorder 23.00



Address of Real Estate:
345 N. LaSalle Blvd.
Unit 805
Chicago, Illinois 60610

79220555 Green CTIC 1284

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, Brian D. Garmey having an address of 14 N. Sangamon, Chicago, IL 60607 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) 805 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, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020107550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 2, 2001 AS DOCUMENT NUMBER 0011174517.

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.

BOX 333-CTI

LNORS

UNOFFICIAL COPY

CITY OF CHICAGO
CITY TAX
FEB. 13.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



0000011713
REAL ESTATE
TRANSFER TAX
0162000
FP 102805

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 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 2nd day of January, 2002.

STERLING RESIDENCES, LLC,
an Illinois limited liability company

BY: Sterling Consultants, Inc.,
an Illinois corporation

BY: Nicholas V. Gouletas
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 January, 2002.



Mary Beth Stamos
Notary Public

After recording, please mail to:

Deanna M Quinn
2100 Manchester #1750
Wheaton IL 60187

Please send subsequent tax bills to:

BRIAN D. GARMY
207 ST. IVES DR.
SERVERNA PARK, MD. 21146

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 12.02
0000023043
REAL ESTATE
TRANSFER TAX
0010800
FP 102802
REVENUE STAMP

STATE TAX
STATE OF ILLINOIS
FEB. 12.02
0000022984
REAL ESTATE
TRANSFER TAX
0021600
FP 102808
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

20187633

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Property of Cook County Clerk's Office

2011/11/10