UNOFFICIAL C 0 20 001 Page 1 of

2002-02-22 10:56:18

Cook County Recorder

23.00

This Document Prepared By:

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

Address of Real Estate:

345 N. LaSalle Blvd, Unit 1005 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, Matthew Lorenz and Veronica Lorenz having an address of 456 N. Austin Blvd, #3W, Oak Park, IL 60302 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

goods and valuable considerations in hand paid, does hereby Lorenz and Veronica-Lorenz having an address of 45% the following described Real Estate situated in the County of the following described Real Estate situated in the County of the following described Real Estate situated in the County of the following Delineated on a survey of the following Delineated on PARCEL 1: UNIT(S) 1005 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN THE STERLING RESIDENCES SUBDIVISION DEING 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 11 EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ OD: 307550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELENENTS, ALL IN COOK COUNTY,

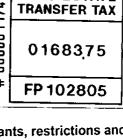
ILINOIS.

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 PASEMENTS RECORDED December 12,2001 AS DOCUMENT NUMBER

> 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.



REAL ESTATE

CHICAGO 0000011749 FEB. 14 ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

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 con mits 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 assess nents levied pursuant to the Declaration. TO HAVE AND TO HOLD said Premises forever.

> DATED this 25 mg day of .2002.

> > ITS:

STERLING RESIDENCES, LLC, an Illinois Emited liability company

> Seerling Consultants, Inc., BY: an l'ilir ois corporation

> > BY: NAME: Vice President

State of Illinois Cook County of

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 25% day of

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

After recording, please mail to:

60610

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

FEB.14.02

0022450

FP 102808

REAL ESTATE

TRANSFER TAX

Please send subsequent tax bills to:

COOK COUNTY STATE TRANSACTION TAX

TAX

FEB. 4.02

REVENUE STAMP

REAL ESTATE TRANSFER TAX 0011225

FP 102802

1005