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4600/0406 45 001 Page 1 of 2
2002-06-21 12:49:55
Cook County Recorder 23.00

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



0020696577

Address of Real Estate:
345 N. LaSalle Blvd.
Unit 2807
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, **Keneric, L.L.C.** having an address of **331 Blackstone Ave, LaGrange, IL 60603** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) **2807** 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 0020102550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

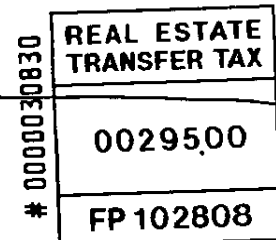
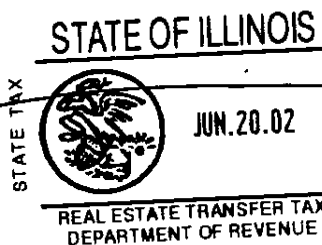
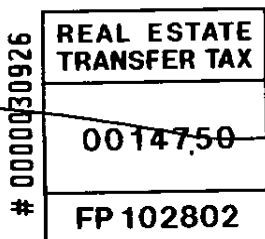
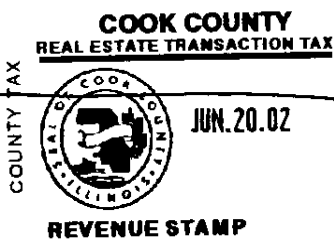
PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 12/12/01 AS DOCUMENT NUMBER 001124517.

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-CT1



Handwritten notes on the left margin: "1/1/02", "C/C", "1622291", and "298".

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CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	JUN. 20. 02	0221250
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000015400	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 22nd day of January, 2002.

STERLING RESIDENCES, LLC,
an Illinois limited liability company

20696577

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 22nd day of January, 2002.



Mary Beth Stamos
Notary Public

After recording, please mail to:

Donald Voravka
180 N. Michigan # 900
Chicago IL 60601

Please send subsequent tax bills to:

Keneric LLC
331 Blackstone Ave
LaGrange IL 60525