

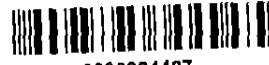
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0030324487

562/0141 55 001 Page 1 of 2  
2003-03-10 08:57:13  
Cook County Recorder 26.00

THIS DOCUMENT  
WAS PREPARED BY:

INVSCO Group  
Contract Administration Dept.  
1212 N. LaSalle Blvd.  
Suite 100  
Chicago, Illinois 60610



ADDRESS OF REAL ESTATE:

345 North LaSalle Boulevard  
Unit 2001  
Chicago, Illinois 60610

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED is made this Thursday, February 27, 2003, by STERLING RESIDENCES LLC, an Illinois limited liability company (the "Grantor"), having a mailing address of 1212 North LaSalle Boulevard, Suite 110, Chicago, Illinois 60610, to Anthony Pontillo and Joanne Pontillo (the "Grantee(s)"), having a mailing address of 331 Ridgemoor Drive, Willowbrook, IL 60527.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee(s), and to its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT(S) 2001 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 THE 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 12/12/01 AS DOCUMENT NUMBER 0011174517.

P.I.N.#: 17-09-406-001-0000 (affects the captioned units and other property)  
17-09-406-005-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Unit, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Unit as above described, with the appurtenances, unto the Grantee(s), its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee(s), and its successors and assigns, that during the period that the Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Unit hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Existing Title Exceptions" attached hereto and made a part hereof; and that subject to such Existing Title Exceptions, the Grantor will Warrant and forever defend the Unit against all persons lawfully claiming by, through or under the Grantor, but not otherwise.


BOX 333-CTI

79 22 154  
km WND NB  
Abstract

Property  
Cook County Recorder's Office


2

# UNOFFICIAL COPY

**STATE OF ILLINOIS**  
STATE TAX  
  
MAR. - 5.03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000045860

REAL ESTATE TRANSFER TAX
0044600
FP 102808

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
  
MAR. - 5.03  
REVENUE STAMP

# 0000046016

REAL ESTATE TRANSFER TAX
0022300
FP 102802

**CITY OF CHICAGO**  
CITY TAX  
  
MAR. - 5.03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0602000000

REAL ESTATE TRANSFER TAX
0334500
FP 120805

3300349887

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Subject to: General real estate taxes not yet due and payable; easements, covenants, conditions, restrictions, party walls and building lines of record; encroachments, if any, which do not affect the use of the Unit as a private residence; applicable City of Chicago zoning, condominium and building laws of ordinances; acts done or suffered by Grantee; Condominium Property Act of Illinois; Condominium Declaration for The Sterling Private Residences dated January 25, 2002, and recorded on January 25, 2002 in the Office of the Cook County Recorder of Deeds as Document No. 0020107550 (the "Declaration"); declaration of Covenants, Conditions, Restrictions and Easements dated October 12, 2001 and recorded on December 12, 2001 in the Office of the Cook County Recorder of Deeds as Document No. 0011174517; Parking Agreement dated January 24, 2002 and recorded on January 25, 2002 in the Office of the Cook County Recorder of Deeds as Document No. 0020107539; liens, monetary encumbrances and other matters over which the title insurer commits to insure by endorsement; existing leases, licenses and other agreements affecting the Common Elements (as defined in the Declaration); Utility easements, if any, whether recorded or unrecorded; and installments due from Grantee(s) for assessments levied pursuant to the Declaration.

DATED this 27th day of FEBRUARY, 2003.

STERLING RESIDENCES, LLC,  
an Illinois limited liability company

BY: Sterling Consultants, Inc.,  
an Illinois corporation, its Manager

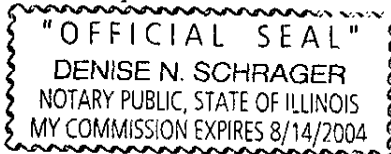
BY:  
NAME:  
ITS:

Nicholas V. Gouletas  
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 set forth.

Given under my hand and notarial seal this 27th day of FEBRUARY, 2003.



Denise N. Schrage  
Notary Public

30324487

After recording, please mail to:

ANNA M Wolf  
61 W Superior St.  
Chicago IL 60610

Please send subsequent tax bills to:

ANTHONY R. PONTILLO  
331 RIDGEMOOR DR.  
WILLOWBROOK, IL. 60527