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THIS DOCUMENT
WAS PREPARED BY:

Doc#: 0333742189
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/03/2003 10:27 AM Pg: 1 of 2

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

ADDRESS OF REAL ESTATE:

345 North LaSalle Boulevard
Unit 3603
Chicago, Illinois 60610

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made this Tuesday, September 30, 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 **Faj Matthew Pillai and Melissa Jeanne Berman** (the "Grantee(s)", having a mailing address of 195 N. Harbor Dr. #1607, Chicago, IL 60601, ~~NOT AS TENANTS IN COMMON~~ **BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**.

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) **3603** 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. #: 17-09-406-010-0000; 17-09-406-011-0000; 17-09-406-012-0000;
17-09-406-013-0000; 17-09-406-015-0000; 17-09-406-023-0000;
17-09-406-024-0000; 17-09-406-031-0000; 17-09-406-033-0000;
17-09-406-035-0000; 17-09-406-041-0000; 17-09-406-043-0000;
17-09-406-047-0000; 17-09-406-048-0000; 17-09-406-049-0000;
17-09-406-050-0000; 17-09-406-051-0000
(affects the captioned units and other property)

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

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10/3
8171096
CT

2
CE

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CITY TAX	CITY OF CHICAGO NOV. 22. 03	REAL ESTATE TRANSFER TAX
		0464250
		FP 102805

000000627

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 30th day of SEPTEMBER, 2003.

STERLING RESIDENCES, LLC,
an Illinois limited liability company

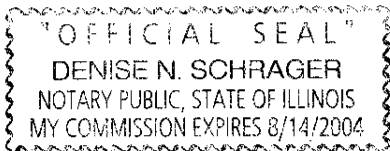
BY: Sterling Consultants, Inc.,
an Illinois corporation, its Manager

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 30th day of SEPTEMBER, 2003.



Denise N. Schragger
 Notary Public

After recording, please mail to:

Rich Magnone
8501 W Higgins 440
Chicago IL 60631

Please send subsequent tax bills to:

Raj Pillai
345 N. LaSalle #3603
Chicago IL 60610

STATE TAX	STATE OF ILLINOIS NOV. 22. 03	REAL ESTATE TRANSFER TAX
		006 1900
		FP 102808

0000059932

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX NOV. 22. 03	REAL ESTATE TRANSFER TAX
		0030950
		FP 102802

000000078

REVENUE STAMP