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2002-04-22 07:55:35  
Cook County Recorder 23.00



Warranty Deed  
Statutory  
(ILLINOIS)  
General

Above Space for Recorder's Use Only

AN UNMARRIED MAN

THE GRANTOR (S) Douglas K. Grove, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN AND NO/100THS DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to Andrea Franzzyk the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SELF ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2001 and subsequent years covenants conditions and restrictions of record; public and utility easements.

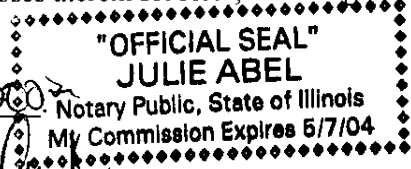
Permanent Index Number (PIN): 14-17-407-059-1001  
Address(es) of Real Estate: 4324 N. Dayton, #A, Chicago, Illinois.

Dated this 16th day of April, 2002.

*Douglas K. Grove* (SEAL) \_\_\_\_\_ (SEAL)  
Douglas K. Grove

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named person(s), personally known to me to be the same person(s) whose names is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of April, 2002.  
Commission expires 5/7/04



NOTARY PUBLIC

This instrument was prepared by David T. Grisamore, 70 W. Madison, Suite 1400, Chicago, Illinois 60602

MAIL TO: THOMPSON & THOMPSON  
14 S. LaSalle St.  
Suite 302  
Chicago, IL 60603

BOX 333-CT1

SA 62 8005 CTIC ABU 1043  
LPA

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STREET ADDRESS: 4324 N. DAYTON AVE. UNIT A  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-17-407-059-1001

## LEGAL DESCRIPTION:

UNIT NUMBER "A" IN THE BUENA VISTA TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 3 IN SUBDIVISION OF LOTS 8 TO 12 OF BLOCK 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN BANFORD'S SUBDIVISION OF LOTS 8 TO 12 IN THE SUBDIVISION OF LOT 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 20 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89173244 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS

APR. 18. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000026799

REAL ESTATE TRANSFER TAX
00317.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 18. 02

REVENUE STAMP

# 0000026873

REAL ESTATE TRANSFER TAX
00158.50
FP 102802

CITY TAX

CITY OF CHICAGO

APR. 18. 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013437

REAL ESTATE TRANSFER TAX
02377.50
FP 102805

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