

**WARRANTY DEED
STATUTORY (ILLINOIS)**

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3532/0352 18 001 Page 1 of 3
2002-12-03 13:37:37
Cook County Recorder 28.50



(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

FM408735

The **GRANTOR, JAMES E. KUHLMAN**, an unmarried man, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **GRANTEE:**

KATALINA A. GROH

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 17-03-106-030-1001
Property Commonly Known As: 1320 N. Astor, Unit G, Chicago, Illinois 60610

- SUBJECT TO** (a) general real estate taxes not due and payable at the time of closing,
(b) the Condominium Property Act,
(c) the Declaration and the Condominium Documents,
(d) applicable zoning and building laws and ordinances,
(e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit,
(f) acts done or suffered by Grantee or anyone claiming through Grantee,
(g) utility easements, whether recorded or unrecorded,
(h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee, as Joint Tenants, forever.

Dated: August 28, 2002

James E. Kuhlman
JAMES E. KUHLMAN

RECOR TITLE INSURANCE

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STATE TAX

STATE OF ILLINOIS

NOV. 27. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005931

REAL ESTATE TRANSFER TAX
0021000
FP 102809

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

NOV. 27. 02

REVENUE STAMP

0000005869

REAL ESTATE TRANSFER TAX
0010500
FP326707

CITY TAX

CITY OF CHICAGO

NOV. 27. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006432

REAL ESTATE TRANSFER TAX
0157500
FP 102803

21330494

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **JAMES E. KUHLMAN**, an unmarried man, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 28th day of Aug., 2002



Debra B. Bayne

Notary Public

LEGAL DESCRIPTION

~~UNIT G IN THE 1320 NORTH ASTOR E. R. T. A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:~~

~~PART OF LOTS 1, 2 AND 3 IN BLOCK 4 IN H. C. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~

~~WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

SEE REVISED LEGAL DESCRIPTION ATTACHED

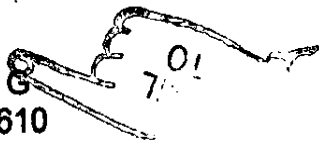
Mail tax bill to:

Katalina A. Groh
1320 N. Astor, Unit G
Chicago, Illinois 60610

by Daniel E. Teerstein
Daniel E. Teerstein
attorney and authorized
agent for grantor

Mail recorded deed to:

Katalina A. Groh
1320 N. Astor, Unit G
Chicago, Illinois 60610



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STATE OF ILLINOIS

COUNTY OF COOK

IN SENATE, January 11, 1906.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE, IN ANSWER TO A RESOLUTION PASSED BY THE SENATE, APRIL 11, 1905, RELATIVE TO THE LANDS BELONGING TO THE STATE OF ILLINOIS.

ALBION B. HARRIS, COMMISSIONER.

Property of Cook County Clerk's Office

ALBION B. HARRIS,
Commissioner.

ALBION B. HARRIS,
Commissioner.