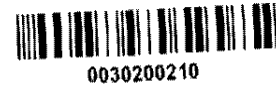


THE GRANTORS, Frank Colleran, President, and Margaret Colleran, Secretary of Viewpoint Development, Inc., an Illinois Domestic Corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEY and WARRANT to HEATHER NOVOGRATZ, 1050 W. Dickens, #9, Chicago, IL 60614, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



SEE LEGAL DESCRIPTION ATTACHED HERETO.

PERMANENT INDEX NUMBER: 14-30-215-015-0000

PROPERTY ADDRESS: 1658 W. DIVERSEY, #3, CHICAGO, IL 60657

~~not a Trust to be created but a Joint Tenancy with the right of survivorship, forever,~~ subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Vice-President.

VIEWPOINT DEVELOPMENT, INC.,

By: Frank Colleran
Frank Colleran, its President

Dated this 23 day of January, 2003
Margaret Colleran
Margaret Colleran, its Vice-President

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 FRANK COLLERAN, President, and MARGARET COLLERAN, Secretary, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and seal this 23 day of January, 2003
Michael J. Hagerty
Notary Public

This Instrument prepared by: Michael J. Hagerty, 6321 N. Avondale, Chicago, IL 60631
Mail to: MICHAEL C. ROBERTS
325 W. Huron, # 910
CHICAGO, IL 60610

Tax Bill to: Heather Novogratz
1658 W. Diversey, #3
Chicago, IL 60657

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 3 in the 1658 West Diversey Condominium as depicted on the Plat of Survey of the following described real estate:

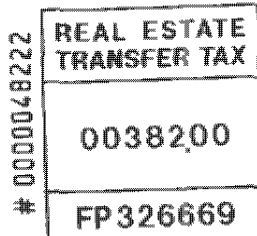
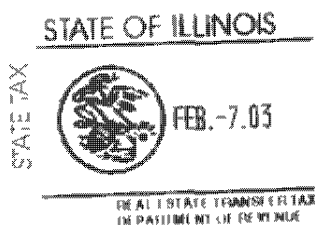
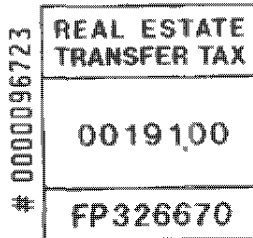
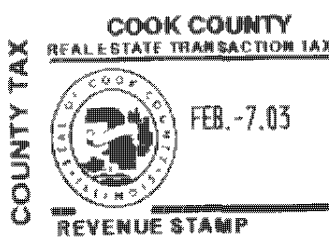
THE WEST 26 FEET OF LOT 4 IN THE SUBDIVISION OF CIRCUIT COURT IN PARTITION OF THE SOUTH 5 ACRES OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded January 28, 2003 in the Office of the Recorded of Deeds of Cook County, Illinois as Document Number ~~030113229~~, as amended from time to time together with its undivided percentage interest in the common elements in Cook County, Illinois.

Also, the exclusive right to the use to garage space number G-3, storage space number S-3, and the rooftop deck, limited common elements "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit 3 as are set forth in the declaration; the Grantor reserves to itself; its successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described herein.

Permanent Index #: 14-30-225-016-0000

Property Address: 1658 W. Diversey, Unit #3, Chicago, IL 60657



City of Chicago
Dept. of Revenue
300048



Real Estate
Transfer Stamp
\$2,865.00

02/10/2003 12:58 Batch 02221 12

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Page 2 of 3

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