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52.4/001 05 001 Page 1 of 2
2003-02-18 14:47:36
Cook County Recorder 26.00

WARRANTY DEED

THE GRANTOR, JEREMIAH J. CASSIDY AND ANDREA MASSAR, husband and wife, of the city of Chicago, County of Cook, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to



0030227164

MICHAEL MATUSCHKA
1221 N. Dearborn, Chicago, IL 60610

the following described Real Estate situated in the County of Cook in the State of Illinois:

UNIT NO. 3A IN 2020 LINCOLN PARK WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PARTS OF LOTS IN KUHN'S SUBDIVISION OF THE EAST 1/2 OF LOT 7 IN BLOCK 31 IN CANAL TRUSTEES' SUBDIVISION AND IN JACOB REHM'S SUBDIVISION OF CERTAIN LOTS IN KUHN'S SUBDIVISION AFORESAID, TOGETHER WITH CERTAIN PARTS OF VACATED ALLEYS ADJOINING CERTAIN OF SAID LOTS, ALL IN SECTION 33, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25750909 AND AMENDED BY DOCUMENT 86625765 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record, including, but not limited to the Condominium Declaration and the Illinois Condominium Property Act; private, public and utility easements; roads and highways, party wall rights and agreements, existing leases and tenancies, special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2002 and subsequent years; and acts caused by or suffered through grantee.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14 33 208 028 1016

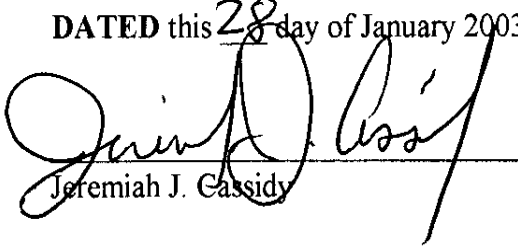
BOX 333-CTI

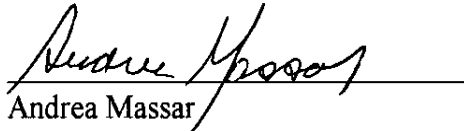
Address of the Real Estate: 2020 N. Lincoln Park West, Unit 3A, Chicago, IL 60614

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DATED this 28 day of January 2003.

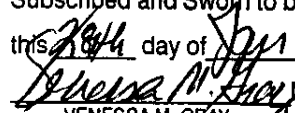

Jeremiah J. Cassidy

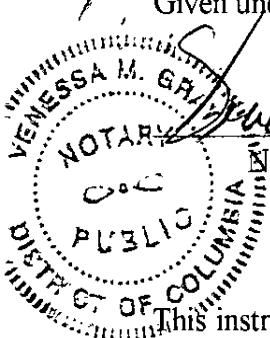

Andrea Massar

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 the grantor(s) is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the grantor(s) signed, sealed and delivered this said instrument as grantor(s) 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 29 day of January 2003.

District of Columbia : SS
Subscribed and Sworn to before me
this 29th day of Jan 2003

VENESSA M. GRAY Notary Public, D.C.
My commission expires April 14, 2007


VENESSA M. GRAY
NOTARY PUBLIC
DISTRICT OF COLUMBIA


This instrument prepared by Samuel J. Tamkin, 165 North Canal Street, Suite 1425, Chicago, IL 60606.


Send subsequent tax bills to:
Michael Andreas Matuschka

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
299932 \$1,312.50
02/07/2003 12:58 Batch 05051 10



After Recording Mail to:
Ralph Muenzer
218 N. Jefferson #400
Chicago, IL 60661

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX # 000045368
 FEB. 13.03
REVENUE STAMP
REAL ESTATE TRANSFER TAX
0012750
FP 102802

STATE OF ILLINOIS
STATE TAX # 000045239
 FEB. 13.03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0025500
FP 102808

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4548

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