



WARRANTY DEED
Tenancy by the Entirety

Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 05/07/2003 01:42 PM Pg: 1 of 2

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 CHRIS BALDUCCI and DIANNE
BALDUCCI, Husband and Wife, 2317 W.
Wolfram, Unit 315, Chicago, IL 60618
the following described Real Estate situated in the
County of Cook, in the State of Illinois, to wit:

~~RECEIVED~~
R114369

SEE LEGAL DESCRIPTION ATTACHED HERETO.

PERMANENT INDEX NUMBER: 14-30-225-016-0000

PROPERTY ADDRESS: 1658 W. DIVERSEY, UNIT 1 CHICAGO, IL 60614

not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, 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 Secretary.

VIEWPOINT DEVELOPMENT, INC.,

Dated this 18 day of April, 2003

By:

Frank Colleran
President, Frank Colleran

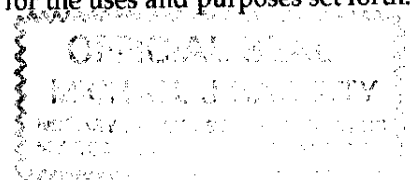
Margaret Colleran
Secretary, Margaret Colleran

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 18 day of April, 2003

Michael J. Hagerty
Notary Public



This Instrument prepared by: Michael J. Hagerty, 6321 N. Avondale, Chicago, IL 60631

Mail to: John Angelus
8027 S. HIGHLAND
DONALDSON BRIDGE, IL 60516

Tax Bill to: Mr. & Mrs. Chris Balducci
1658 W. Diversey, #1
Chicago, IL 60614

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Unit 1 in the 1658 West Diversey Condominium as depicted on the Plat of Survey of the following described real estate:

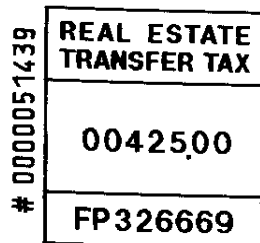
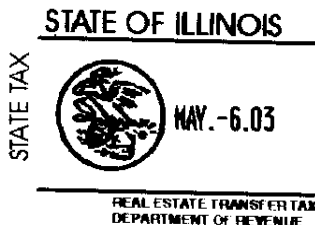
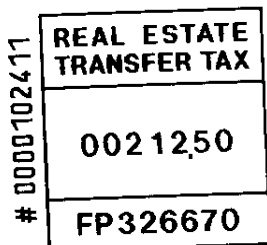
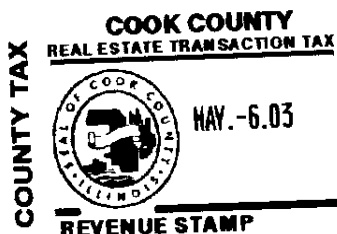
THE WEST 26 FEET OF LOT 4 IN THE SUBDIVISION OF CIRCUIT COURT IN PARTITION OF THE SOUTH 5 ACRES OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded January 24, 2003 in the Office of the Recorded of Deeds of Cook County, Illinois as Document Number 0030113229, 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-1, limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit 1 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 therein.

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

Property Address: 1658 W. Diversey, Unit 1, Chicago, IL 60657



City of Chicago
Dept. of Revenue
306864
05/06/2003 09:06 Batch 05326 2



Real Estate
Transfer Stamp
\$3,187.50