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WARRANTY DEED Statutory (ILLINOIS)

AFTER RECORDING, MAIL TO:
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Chicago, Illinois 60618

NAME & ADDRESS OF PREPARER:
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ARNSTEIN & LEHR
120 South Riverside Plaza, Suite 1200
Chicago, Illinois 60605



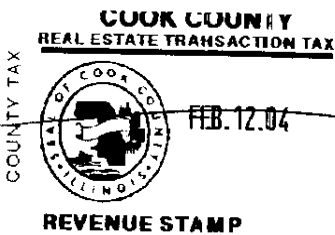
Doc#: 0404933281
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/18/2004 12:03 PM Pg: 1 of 3

THE GRANTORS, **JAMES P. CHRISTOPHER AND KARIN CHRISTOPHER**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable considerations in hand paid, CONVEYS and WARRANTS to the **GRANTEES, MICHAEL A. BOGGIO AND SUZANNE BOGGIO**, husband and wife, of the City of Franklin, State of Michigan, as **JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: described on **Exhibit "A"** which is attached hereto and made a part hereof, subject to the permitted exceptions indicated on **Exhibit "A"**

In making this conveyance, the Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 9th day of February, 2004.

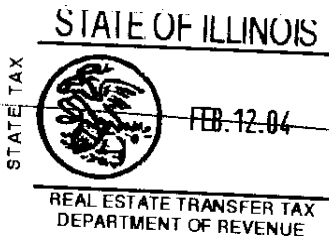
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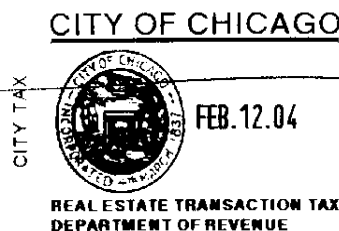
REAL ESTATE TRANSFER TAX
00107.50
FP 102802

James P. Christopher
James P. Christopher
Karin Christopher
Karin Christopher

3KEY



REAL ESTATE TRANSFER TAX
00215.00
FP 102808



REAL ESTATE TRANSFER TAX
01613.00
FP 102805

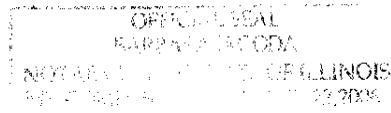
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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **JAMES P. CHRISTOPHER AND KARIN CHRISTOPHER**, husband and wife, personally known to me to be the person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 8 day of February, 2004.

Barbara Jacoda
 Notary Public



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Property of Cook County Clerk's Office

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EXHIBIT "A"

Legal Description

UNIT NUMBER 944-J202 AND P38 IN THE GRYER-SHEFFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOTS 11, 12, AND 13 IN S. H. KERFOOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST ONE QUARTER OF THE SOUTHWEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS OF THE SAID SOUTHWEST 1/4 OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTHWEST 1/4 OF SAID BLOCK 7): ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHWEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98338746; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PROPERTY ADDRESS: 944 W. GRACE STREET, UNIT J202, P-38, CHICAGO, ILLINOIS
PERMANENT TAX NUMBERS: 14-20-212-021-1040, 14-20-212-021-1118

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 Real Estate.

NAME & ADDRESS OF TAXPAYER:

Mr. Michael A. Boggio
Mrs. Suzanne J. Boggio
31265 Woodside Drive
Franklin, Michigan 48025

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