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Doc#: 0407927021
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/19/2004 09:28 AM Pg: 1 of 3

WARRANTY DEED Statutory

A04-0506 (E)

THE GRANTOR, Janice ~~Frederick~~ ^{FREY}, a single person, for and in Consideration of Ten and no/100's dollars, (\$10.00) and other Good and Valuable considerations

Conveys and Warrants to:

BENJAMIN

~~BENJAMIN~~ DUVERGE AND AUSRA DUVERGE, ^v as tenants by the entirety

2950 W. Palmer Street, Unt B2
Chicago, IL 60647

HUSBAND & WIFE

NOT AS TENANTS IN COMMON
OR JOINT TENANTS

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

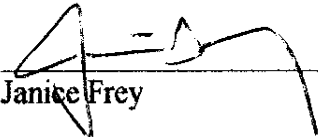
(see attached legal description)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois. Subject to: covenants, conditions, and restrictions of record;
and general taxes for 2003 2nd Installment and subsequent years.

Permanent Real Estate Index Number: 13-36-109-094-1006

Address of Real Estate: 2950 W. Palmer Street, Unit B2 Chicago, IL 60647

Dated this 13th day of March, 2004.

X  3-13-04
Janice Frey

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ILLINOIS

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 Janice Frey, a single person, 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 she signed, sealed and delivered the said instrument as her 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, 13th day of March, 2004.

My Commission expires 12-14-06



Mary Dj Milanovic
Notary Public

This instrument was prepared by: Alexandra Richards, 6007 N. Sheridan Road, Unit 16J
Chicago, IL 60660

Mail to: KOSTECK & ALLEN LTD
9944 S. Roberts Rd #108
PALOS HILLS, IL
60465

Send Subsequent Tax Bills to:
BENJAMIN DUVERGE
2950 W. PALMER ST #B2
CHICAGO, IL 60647

City of Chicago

Dept. of Revenue

333571

03/18/2004 12:58 Batch 02262 19



Real Estate

Transfer Stamp

\$1,492.50

STATE OF ILLINOIS

STATE TAX



MAR. 18. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002597

REAL ESTATE
TRANSFER TAX

0019900

FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 18. 04

REVENUE STAMP

0000125028

REAL ESTATE
TRANSFER TAX

0009950

FP326670

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The Guarantee Title & Trust Company

Commitment Number: A04-0506

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT NO. B2 IN THE PALMER SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 16, 17, 18 AND THE WEST 1/2 OF LOT 19 IN JOHN JOHNSTON, JR'S SUBDIVISION OF LOT 14, IN BLOCK 2 AND LOT 44 IN BLOCK 4 IN JOHN JOHNSTON JR'S SUBDIVISION OF 9 ACRES IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, 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 NUMBER 96826261 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.