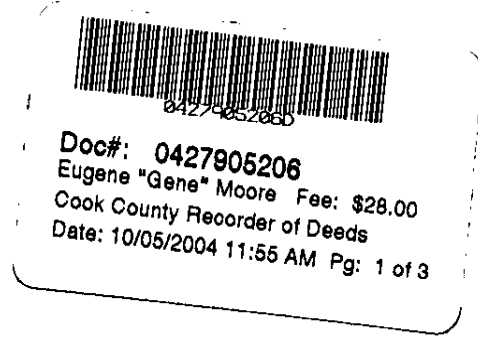


UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual



1st AMERICAN TITLE order # 255305
1 OF 2

THE GRANTOR, Synovation Development, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said company, CONVEY(S) and WARRANT(S) to Robert Dieffenbach of 4402 S. Vincenes Ave., Unit #2, Chicago, IL 60653 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Note: The current tenant, if any, has waived their right to purchase the unit.

SUBJECT TO: Covenants, conditions and restrictions of record and easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein; General taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003

Permanent Real Estate Index Number(s): 21-31-129-040-0000 & 21-31-129-041-0000
Address(es) of Real Estate: 2714 E. 83rd St., Unit 2, Chicago, IL 60617

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

16th day of July, 2004

Synovation Development, LLC

Attest Charles C. Witte
Charles C. Witte, manager

Robert M. Francisco
Robert Francisco

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Charles C. Witte ^{Robert Francisco} personally known to me to be the Manager of Synovation Development, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

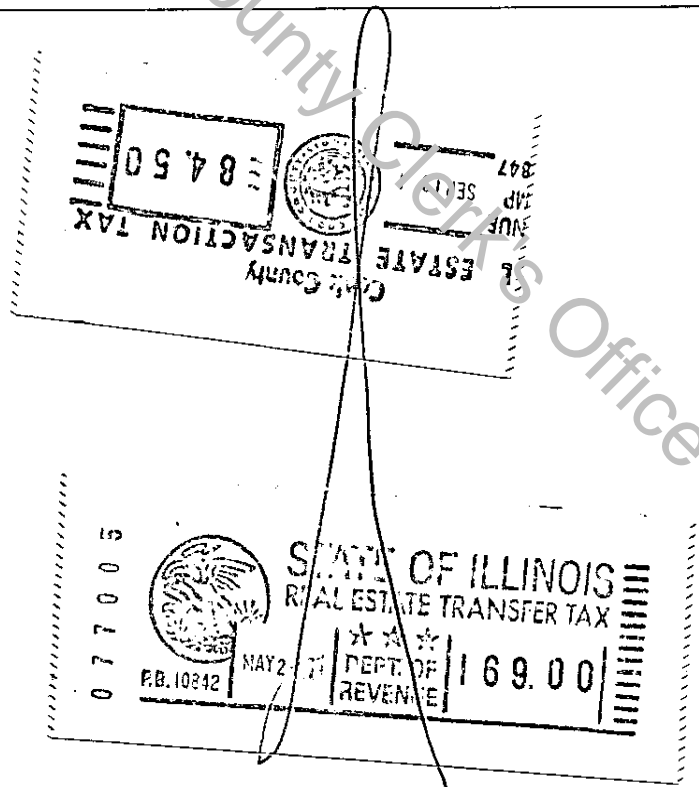
Given under my hand and official seal, this 16th day of July, 20 04

Beverly Conrad
Official Seal
Beverly Conrad (Notary Public)
Notary Public State of Illinois
My Commission Expires 05/01/06

Prepared by:
Michael Conrad
1561 Oakton Street
Des Plaines, IL 60018

Mail To:
Mr. Robert Dieffenbach
6351 W. Montrose Ave.
Suite 303
Chicago, IL 60634

Name and Address of Taxpayer:
Robert Dieffenbach
4402 S. Vincenes Ave., Unit #2
Chicago, IL 60653




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Exhibit "A" - Legal Description

UNIT NO. #2714-UNIT 1, IN 2714 E. 83RD STREET CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 23 AND 24 IN BLOCK 9 IN ORELUP AND TAYLOR'S ADDITION TO SOUTH CHICAGO BEING A SUBDIVISION OF BLOCKS 6, 7, 9, 10 AND 11 OF CIRCUIT COURT COMMISSIONERS PARTITION OF SOUTH HALF OF SOUTHEAST QUARTER OF NORTHWEST QUARTER AND THE SOUTH HALF OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 22, 2004, AS DOCUMENT NO. 0411310028, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

CITY TAX



CITY OF CHICAGO

SEP. 22.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009879

REAL ESTATE
TRANSFER TAX

0 1267.50

FP 102812