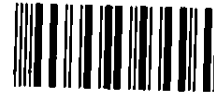


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00458162

153/0194 05 001 Page 1 of 3
2000-06-21 15:36:52
Cook County Recorder 25.00

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



00458162

THE GRANTOR

**FULLERTON DEVELOPMENT
GROUP, LTD., AN ILLINOIS
CORPORATION**

a corporation 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 the sum of TEN (\$10.00)
DOLLARS, and other good and valuable
considerations in hand paid, and pursuant
to authority given by the Board of
Directors of said corporation, CONVEYS
and WARRANTS to:

Matthew A. Ulrych
2354 N. Cambridge
Chicago, IL 60675

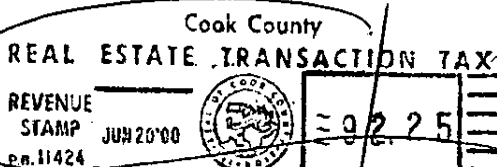
the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-29-427-054-0000

Address(es) of Real Estate: 900 W. Fullerton #5F and P-12, Chicago, IL 60614

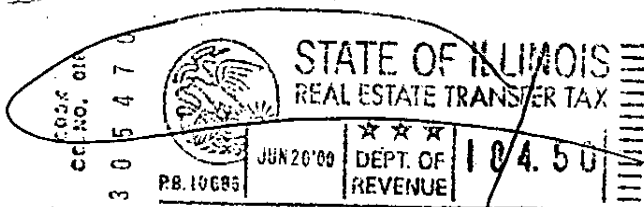
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has
caused its name to be signed to these presents by its Chairman this 15 day of June, 2000.



Fullerton Development Group, Ltd.
(Name of Corporation)

James J. Lyons Chairman

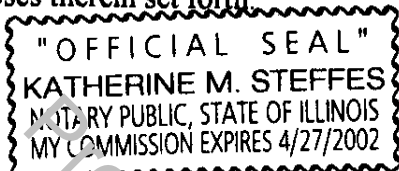
BOX 333-CTI™



UNOFFICIAL COPY

00458162

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George J. Cyrus personally known to me to be the Chairman of Fullerton Development Group, Ltd. corporation, and 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 as such Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 15 day of June, 2000

Commission expires 4/27/02

NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645
(Name and Address)

Randall C. Romei
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL
TO:

180 N. Stetson Ave., Suite 3020
Address

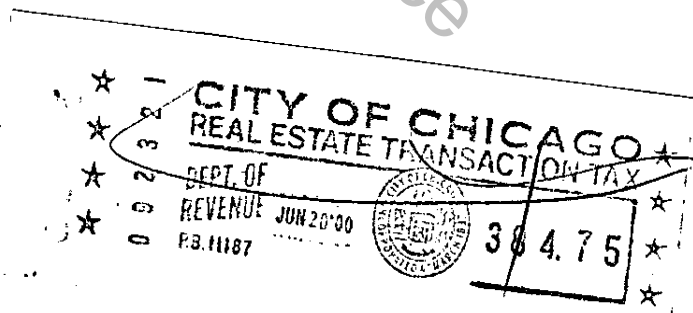
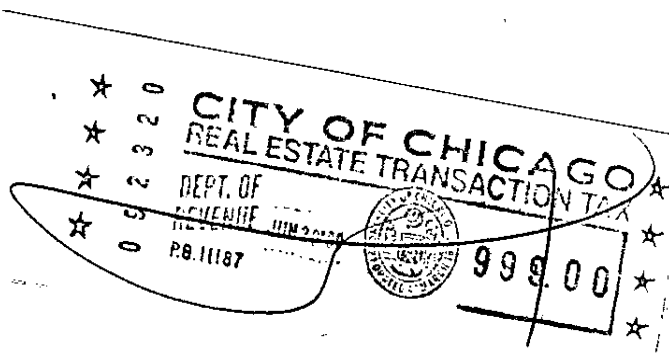
Chicago, IL 60601
City, State and Zip

Matthew Ulrych
Name

300 W Fullerton, #5F
Address
Chicago, IL 60614

OR RECORDER'S OFFICE BOX NO. _____

City, State and Zip



UNIT 5F AND P-12 IN THE 900 WEST FULLERTON CONDOMINIUM ASSOCIATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 25 FEET OF LOT 31 AND LOTS 32 AND 33 AND THE EAST 1/2 OF LOT 34 IN SUBDIVISION OF THE EAST 10 ACRES OF OUTLOT 19 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2000 AS DOCUMENT NUMBER 00078794; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT OF UNIT 5F HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT ONLY TO THE FOLLOWING: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 1999 and subsequent years.