INOFFICIAL COPY00480462

WARRANTY DEED

Statutory (Illinois) (Corporation to Individual)

1861163T/2030279001 THE GRANTOR

FULLERTON DEVELOPMEN 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, CON\FYS and WARRANTS to

Lisa Kelly 3701 Conneticut Ave. NW #2323 Washington DC 20008

Cook County

SOUNT CLE 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

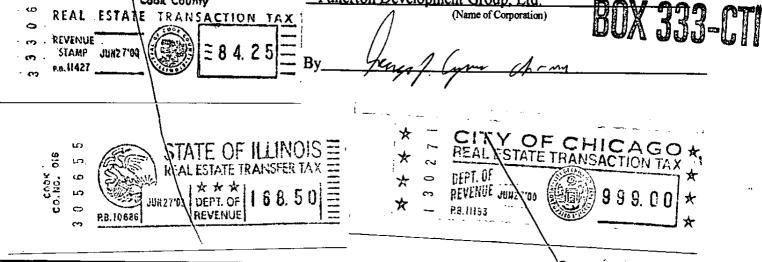
Address(es) of Real Estate: 900 W. Fullerton #4D and P-24, Chicago, IL 60614

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 23 day of June 2000

Fullerton Development Group, Ltd

4332/0113 20 001 Page i of 2000-06-28 10:50:51 Cook County Recorder 25.00





64440 OPY

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 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 the first the first and the said the said

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/27/2002

Given under my oand and official seal, this 23 day of June, 2000		
Commission expires 4/27/02		
	9	NOTARY PUBLIC
This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645		
		(Name and Address)
	Karen Osiecki Meehan Name	SEND SUBSEQUENT TAX BILLS TO:
MAIL TO:	222 N. LaSalle, 8th floor	615A KELLY
	Address	UNIT 40 Name
	Chicago, IL 60601	GOD W. FULLERTON
	City, State and Zip	Address
OR	RECORDER'S OFFICE BOX NO	CHICALO, IL 60614
		City, State and Zip
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UNIT 4D AND P-24 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; TOGETHE'S WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT OF UNIT 4D HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

GRANTOR ALSO HEREBY CRANTS 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, provided same do not materially interfere with the use of the premises for residential purposes; general real estate taxes for the year 1999 and subsequent years.