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2000-08-15 16:24:59
Cook County Recorder 25.50

2400 EQ220

Property of Cook County Clerk's Office

FULTON COURT CONDOMINIUM
WARRANTY DEED

This Warranty Deed is made this 10th day of August, 2000, between Garage, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and David C. Nelson, 440 N. Wabash, Unit 907, Chicago, Illinois 60611, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does CONVEY AND WARRANT unto the David C. Nelson, and to his heirs and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

UNIT 22, AND PARKING SPACE P-22, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°59'58" WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NORTH 90° WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00°00'00" WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°59'58" EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

City of Chicago
Dept. of Revenue
232902



Real Estate
Transfer Stamp
\$2,707.50

08/15/2000 15:29 Batch 01653 94

(HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383875, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00430382 (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Grantor also hereby grants to the Grantee, his successors and assigns, the rights and easements set forth in said Declaration 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 the Declaration for the benefit of the remaining property therein described.

This Warranty 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.


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 1999 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

IN WITNESS WHEREOF, Garage, L.L.C. has executed this Warranty Deed as of the day and year above first written.

GARAGE, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager

By: Charles Alexander
Its: Attorney in fact

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000033009	REAL ESTATE TRANSFER TAX
	 AUG. 15.00 REVENUE STAMP		0018050
			FP326670

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This instrument was prepared by:

Charles E. Alexander, P.C.
400 W. Huron Street
Chicago, Illinois 60610

Permanent Index Numbers:

17-09-308-001
17-09-308-002

Street Address:

311-B N. Union Avenue
Chicago, Illinois 60661

After recording mail to:

*Robert A. Baron, Ltd.
30 N. LaSalle St., #400
Ch: 60602, IL 60602*

Send subsequent tax bills to:

David C. Nelson
311-B N. Union Avenue
Chicago, Illinois 60661


State of Illinois)

County of Cook)

SS

STATE OF ILLINOIS

STATE TAX



AUG. 15.00

REAL ESTATE TRANSFER TAX

0036100

FP326660

000016714

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

The undersigned, Jacqueline Dunbar, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles E. Alexander, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Garage, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of August, 2000.

Jacqueline Dunbar

Notary Public

