

UNOFFICIAL COPY 00907550

7423/0159 05 001 Page 1 of 4
2000-11-17 12:03:48
Cook County Recorder 27.00



WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

78-67-1665/10 CTI
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

Being re-recorded to correct Warranty Deed dtd 6/15/00
as document 00458162 / Changing Parking Space
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-21, 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 13 day of November,
2000.

Fullerton Development Group, Ltd.

(Name of Corporation)

By

Matthew A. Ulrych

BOX 333-CTI

UNOFFICIAL COPY

00907550

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 13 day of November, 2000

Commission expires _____

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. Stephen Ave, Suite 300

Address

Matthew A. Ulrich

Name

Chicago, IL 60601

City, State and Zip

2476 W. Fullerton #5F

Address

OR

RECORDER'S OFFICE BOX NO. _____

Chicago, IL 60614

City, State and Zip

Exempt under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act.

11-13-00

Date

[Signature]
Buyer, Seller or Representative

UNIT 5F AND P-21 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 2000 and subsequent years.

Subject to section 13.13 of the Declaration which states as follows: "The Developer reserves the right to amend the portion of the survey showing parking spaces and the Exhibit "B" attached to the Declaration to comply with any City of Chicago parking area requirements."

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

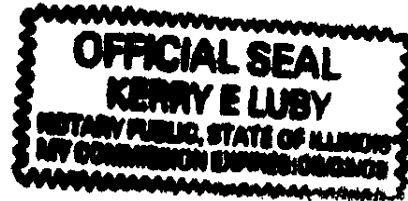
Dated November 4, 1999 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 14th day of November

1999
[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

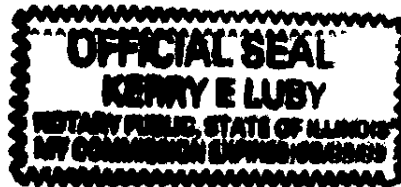
Dated November 4, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent

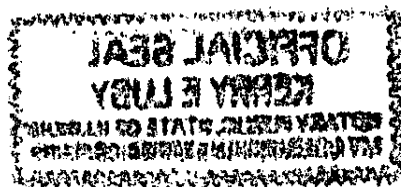
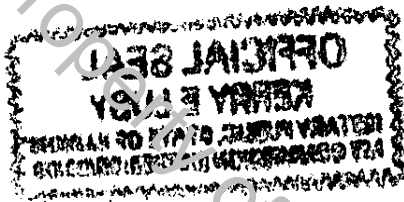
this 14th day of November

1999
[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]



Property of Cook County Clerk's Office