

UNOFFICIAL COPY

0010041293

95070133 05 001 Page 1 of 3

2001-01-17 12:36:30

Cook County Recorder

25.00

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



0010041293

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:

Robert Murphy, a married person and
Morgan R. Murphy, a single person
2202 N. Cleveland
Chicago, IL 60614

not in Tenancy in Common, but in JOINT
TENANCY, the following described Real
Estate situated in the County of Cook in State of Illinois, to wit: (See attached legal description.)
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in
joint tenancy forever.

SEE ATTACHED LEGAL DESCRIPTION

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

Address(es) of Real Estate: 900 W. Fullerton #4J and P-43, 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 1 day of September, 2000

Fullerton Development Group, Inc.

(Name of Corporation)

By

[Signature]

BOX 333-CTI

UNIT 4J AND P-43 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 4J 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 final installment and subsequent years.

UNOFFICIAL COPY

Property of Cook County Clerk's Office