

UNOFFICIAL COPY

00163107

1838/0110 28 001 Page 1 of 3

2000-03-07 16:00:28

Cook County Recorder



00163107

Property of Cook County Clerk's Office

**FULTON COURT CONDOMINIUM  
WARRANTY DEED**

This Warranty Deed is made this 29th day of February, 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, party of the first part, and Ephraim David, 728 Jackson Boulevard, Chicago, Illinois 60661, party of the second part

00030061  
WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, 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 party of the second part, and to their 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 14 IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 82.50 FEET OF 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, IN COOK COUNTY, ILLINOIS

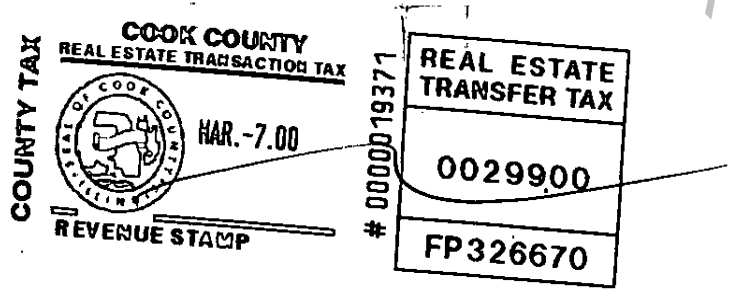
(HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED FEBRUARY 22, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00128664 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL TH 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, its 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.

The 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 party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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

This instrument was prepared by:

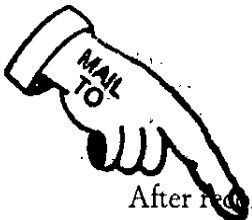
Charles E. Alexander, P.C.  
400 W. Huron Street  
Chicago, Illinois 60610

Permanent Index Numbers:

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

Street Address:

640-C Fulton Market  
Chicago, Illinois 60606



After recording mail to:

Valda D. Staton  
35 E. Wacker, Ste. 1750  
Chicago, IL 60601

Send subsequent tax bills to:

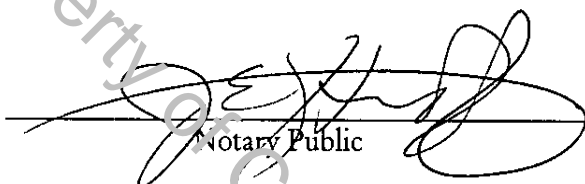
640 Fulton Unit 14  
Chicago, IL 60661

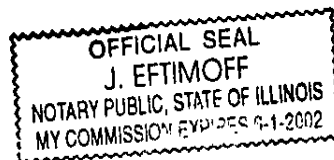
City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
221672 \$3,795.00  
03/07/2000 15:28 Batch 07257 102

State of Illinois )  
                          )       SS  
County of Cook    )

The undersigned, J. Eftimoff, 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 27<sup>th</sup> day of February, 2000.

  
\_\_\_\_\_  
Notary Public



REAL ESTATE  
TRANSFER TAX  
0059800  
FP326660

# 0000009378

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

HAR. - 7.00



STATE TAX

STATE OF ILLINOIS

Property of Cook County, Illinois Notary's Office