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2730/0056 21 001 Page 1 of 3 2000-04-14 13:02:07 Cook County Recorder 25.50



FULTON COURT CONDOMINIUM WARRANTY DEED

This Warranty Deed is made this 6th day of April, 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 Daniel R. Hayes, 2900 N. Burling Street, Unit 3N, Chicago, Illinois 60657, 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 Grantee, 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 31 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 PLANF 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, PLANGE 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 89°59"58' EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(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, (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).

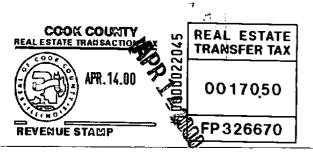
Grantor also hereby grants to the Grantee, his successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set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

This Warranty Decelis 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 law fully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject (5): (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 is operty Act of Illinois.

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

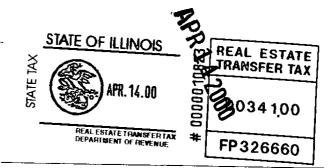
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GARAGE, L.L.C., an Illinois livited liability company

Wooton Construction, Ltd., is Manager By:

Its: Attorney in fact



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This instrument was prepared by:	Per:
Charles E. Alexander, P.C.	the part
400 W. Huron Street	17-09-308-001
Chicago, Illinois 60610	17-09-308-002
Cincago, miniois 60610	
	Street Address:
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	310-B N. Desplaines Street
	Chicago, Illinois 60606
41	
A francis 120 22	
After recording mail to:	Send subsequent tax bills to:
DAUGE D VALLE	
DANIEL R 114/45	- NAMER R. HAVER
310 B. N. DES MAINES	310 B N. DES RAWES
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State of Illinois)	
) SS (
County of Cook)),
	040.
The undersigned, Jocaveline Ornson	, a Notary Public in and for said County, in the
State aforesaid, do hereby certify that Charles E.	Alexander as Attorney in East County, in the
Construction, Ltd., as Manager of Garage L.I.C. who is personally be	
act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.	
set forth.	omity company for the uses and purposes therein
Given under my hand and notarial seal this day of April, 2000.	
day	or April, 2000.
\sim	
Motary Public	
Grotally Indian	
"OFFICIAL SEAL"	
JACQUELIÑE DUNBAR	
Notary Public, State of Illinois }	
My Commission Expires 8/29/2000 \$	