

UNOFFICIAL COPY

00281069

2863/0229 05 001 Page 1 of 3  
2000-04-21 13:06:35  
Cook County Recorder 25.00

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**

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:

Carlene Klaas  
905 W. Altgeld  
Chicago, IL 60614



00281069

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 #4G, 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 18 day of  
April, 2000.

Fullerton Development Group, Ltd.

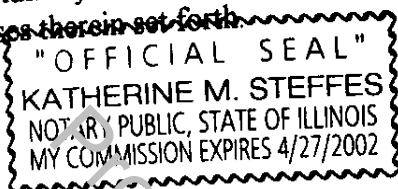
(Name of Corporation)

By

*[Signature]*

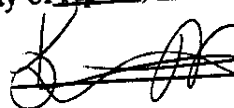
BOX 333-CTI

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 18 day of April, 2000

Commission expires 4/27/02

  
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

Kenneth R. Welker  
Name

MAIL  
TO:

4880 Euclid Ave.  
Address

Palatine, IL 60067  
City, State and Zip

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State and Zip

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COOK  
CO. NO. 016  
1 2 3 5 6 7



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10776

APR 18 '00

DEPT. OF  
REVENUE

150.00

COOK  
CO. NO. 016  
1 2 3 5 6 8



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10776

APR 18 '00

DEPT. OF  
REVENUE

00.50

3 3 0 4 8 5

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP APR 18 '00  
P.B. 11427



75.25

1 2 7 7 8 3

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE APR 17 '00  
P.B. 11193



999.00

1 2 7 7 8 4

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE APR 17 '00  
P.B. 11155



129.75

UNIT 4G 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 4G 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 and subsequent years.