



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

78552235/2000719100  
THE GRANTOR *[Signature]*

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:

Dennis Ong  
900 W. Fullerton #1F  
Chicago, IL 60614

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 #1F, 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  
March, 2000.

*3m*

Fullerton Development Group, Ltd.  
(Name of Corporation)

By *[Signature]*

# UNOFFICIAL COPY

00377192

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.

"OFFICIAL SEAL"  
KATHERINE M. STEFFES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/27/2002

Given under my hand and official seal, this 1 day of March, 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)


MAIL TO: Stephen A. Witt  
Name  
1 N. LaSalle St. Suite 3900  
Address  
Chicago, IL 60602  
City, State and Zip


SEND SUBSEQUENT TAX BILLS TO:


Dennis Ong  
Name  
900 W. Fullerton #1F  
Address

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

Chicago, IL 60614  
City, State and Zip

COOK CO. ILL. 1 2 4 7 5 5  
P.B. 10776  
  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 23 '00  
DEPT. OF REVENUE  
71.00

3 3 1 7 4 9  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAY 23 '00  
P.B. 11427  
  
35.50

1 2 8 9 9 8  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE MAY 23 '00  
P.B. 11193  
  
532.50

# UNOFFICIAL COPY

STREET ADDRESS: 900 W. FULLERTON AVENUE UNIT 1F  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-29-427-054-0000

00377192

## LEGAL DESCRIPTION:

UNIT 1-F 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, LOTS 32, 33, AND THE EAST 1/2 OF LOT 34 IN SUBDIVISION OF THE EAST 10 ACRES OF BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 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 PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.**

**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.**