(Individual to Individual)

THE	GR/	ANTORS CONNAU	FRED	Α.	SMITH	and	1 -
SUE	Α.	CONNAU	GHTON	سلما ر	is band	ام سا	K

of the <u>City</u> of <u>Chicago</u> County of <u>Cook</u> State of <u>Illinois</u> for and in consideration of Ten and no cents (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY __ and WARRANT __ to JENNIFER # BAER of 375 W. Erie, Chicago, IL 60610 the following described Real Estate situated in the County of <u>Cook</u> in the State of Illinois, * a single woman to wit:



Doc#: 0409344067 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 04/02/2004 11:06 AM Pg: 1 of 3

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Subject only to che following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years; common wall rights and agreements; Condominium Declaration Rules and By-Laws.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 004-1018 Permanent Real Estate Index Number(s): 17-09-308-6 Address(es) of Real Estate: 309 N. Union St. Unit B(18), Chicago, IL 60661 DATED this 30 day of Mare A. Changelu (SEAL) ss. I, the undersigned, a Notary State of Illinois, County of <u>Cook</u> Public in and for said County, in the State aforesaid, DO FFREBY CERTIFY that FRED A. SMITH and SUE A. CONNAUGHTON personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowl-IMPRESS edged that they signed, sealed and delivered the DESEAR said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 304 day mach

This instrument was prepared by Mr. Dennis J. Krisik, 208 S. LaSalle St.,

MAIL TO:

Commission expires <u>August 31</u> 20<u>04</u>

TAX BILLS TO:

Chicago, IL 60604 (312) 236-5242

SEND SUBSEQUENT Jennifer A. Baer 309 N. Union, Unit B18 Chicago, IL 60661

NOTARY PUBLIC

2004

0409344067 Page: 2 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION:

Unit 18 in the Fulton Court Development Condominium, as delineated on a survey of the following described Real Estate:

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, 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 208.5% feet; thence North 00°00′00" West 87.47 feet to the North line of said tract; thence South 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 # 00128664), fogether 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).

UNOFFICIAL CC

Exhibit A

H52467

UNIT 18 IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING **DESCRIBED REAL ESTATE:**

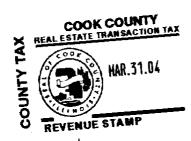
THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCY \$2 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE NORTH 89 DEGREES 59' 58" WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING THENCE SOUTH 00 DEGREES 00' 00" WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NOPTH 90 DEGREES WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 298.54 FEET; THEN F NORTH 00 DEGREES 00' 00" WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 59' 58" EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, (HEREINAFTER REFERED 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 RECCRUED FEBRUARY 22, 2000 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), IN COOK COUNTY, ILLINOIS.

P.I.N 17-09-308-004-1018

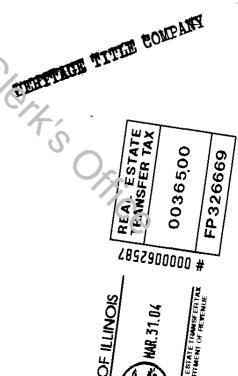
C/K/A 309-B NORTH UNION AVENUE, CHICAGO, ILLINOIS 6060/

City of Chicago Dept. of Revenue 334766 03/31/2004 13:05 Batch 02272 37

Real Estate ransfer Stamp \$2,737.50







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