



Doc#: 0418340080
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2004 09:09 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Debra L. Peterson, single female, of the City of Chicago, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Erik Trooien , 2509 Manitou Island , White Bear Lake , Minnesota the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2003 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-35-200-016-1113

Address(es) of Real Estate: 345 Fullerton, 1705, Chicago, Illinois, 60614

The date of this deed of conveyance is May 26, 2004.

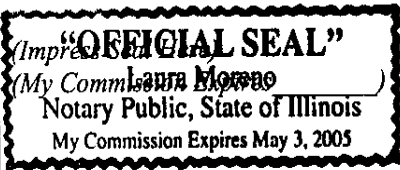
(SEAL) Debra L. Peterson

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Debra L. Peterson personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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 May 26, 2004

Notary Public

TICOR 546000

UNOFFICIAL COPY


LEGAL DESCRIPTION

For the premises commonly known as 345 Fullerton, 1705, Chicago, Illinois, 60614

SEE ATTACHED

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 23.04


REVENUE STAMP

0000020092

REAL ESTATE TRANSFER TAX
0016250
FP326707

STATE OF ILLINOIS

STATE TAX



JUN. 23.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020165

REAL ESTATE TRANSFER TAX
0032500
FP 102809

CITY OF CHICAGO

CITY TAX



JUN. 23.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012243

REAL ESTATE TRANSFER TAX
0243750
FP 02803

This instrument was prepared by:
Elka Geller Nelson

20 N. Clark, Suite 550
Chicago, IL, 60602

Send subsequent tax bills to:
Erik Trooien
345 Fullerton, 1705
Chicago, Illinois, 60614

Recorder-mail recorded document to:
Dennis Trooien
Fabyanske, Westra & Hart
800 LaSalle Ave, Ste 1900
Minneapolis, MN, 55402

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000546000 CH
STREET ADDRESS: 345 FULLERTON UNIT #1705
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-33-200-016-1113

LEGAL DESCRIPTION:

UNIT NO. 1705 IN 345 FULLERTON PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1, 2 AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

PARCEL 2:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92066230, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.