

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

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Doc#: 0607243203 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2006 01:57 PM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

THE GRANTOR (NAME AND ADDRESS)

**FULLERTON-KEDZIE
CONDOMINIUMS, LLC,**
an Illinois Limited Liability Company
8707 Skokie Boulevard, Suite 202
Skokie, Illinois 60074

*DI LR
CA 8907398 1 of 5*

of the Village of Skokie, County of Cook, and State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

M.

ADEL MADBOULY

3225-3231 W. Fullerton, Unit 2SE, Chicago, Illinois 60647

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page two for legal description) 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 2005 and subsequent years and covenants, conditions and restrictions of record.

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.

Address(es) of Real Estate: **3225-3231 W. Fullerton, Unit 2SE, Chicago, Illinois 60647**

Permanent Index Number (PIN): **13-35-208-004-0000**

DATED this 3 day of MARCH, 2006.

CITY OF CHICAGO

CITY TAX



MAR. 10.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003147

**REAL ESTATE
TRANSFER TAX**

0222750

FP 103023

(SEAL) FULLERTON-KEDZIE CONDOMINIUMS, LLC (SEAL)

By: *Jay Dault*
Manager

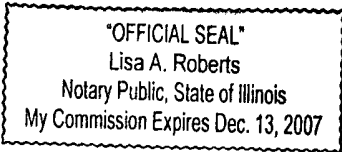
(SEAL) _____ (SEAL)

Box 400-CTCC

3/13/06

UNOFFICIAL COPY

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



Jeff Dietrich personally known to me to be the same person_ whose name_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waive of right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 3rd day of March 2006.

Commission expires , 2006


[Signature]
NOTARY PUBLIC


This instrument was prepared by Scott Levenfeld, 33 N. LaSalle St., Suite 900, Chicago, Illinois 60602
(NAME AND ADDRESS)

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

LEGAL DESCRIPTION

of premises commonly known as: 3225-3231 W. Fullerton, Uni. 2SE, Chicago, Illinois 60647
Permanent Index Number (PIN): 13-35-208-004-0000

STATE OF ILLINOIS	
	MAR. 10. 06
STATE TAX	# 0000004799
REAL ESTATE TRANSFER TAX	
00297.00	
FP 103024	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	MAR. 10. 06
COUNTY TAX	# 0000002792
REAL ESTATE TRANSFER TAX	
00148.50	
FP 103022	
REVENUE STAMP	

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

MICHAEL C. ROBERTS
(NAME)

ABEL MADBOUY
(NAME)

205 W. WACKER, #515
(ADDRESS)

3225 W. FULLERTON
(ADDRESS)

CHICAGO, IL 60606
(CITY, STATE AND ZIP)

CHICAGO, IL 60647
(CITY, STATE AND ZIP)

or Recorder's Office Box No.

UNOFFICIAL COPY

STREET ADDRESS: 3225 W. FULLERTON, UNIT 2SE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER:

LEGAL DESCRIPTION:

UNITS 2SE AND P-19 IN THE FULLERTON-KEDZIE CONDOMINIUM DEVELOPMENT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILLS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY LYING BELOW AN ELEVATION OF 33.06 FEET (CCD):

THAT PART OF LOT 20 IN BLOCK 1 IN SHIPMAN, BILL AND MERILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A BUILDING 0.99 FEET WEST AND 0.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20 THEREFROM; THENCE SOUTHERLY 87.56 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE FACE OF AN EAST-WEST WALL EXTENDED EASTERLY TO THE OUTSIDE FACE OF THE BUILDING; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 19.42 FEET TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 43.02 FEET, ALONG THE CENTERLINE OF SAID WALL TO THE CENTERLINE OF AN EAST-WEST WALL; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 4.30 FEET, ALONG THE CENTERLINE OF SAID WALL, TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 44.17 FEET ALONG THE CENTERLINE OF SAID WALL, TO THE NORTH FACE OF SAID BUILDING; THENCE EASTERLY 23.93 FEET ALONG THE FACE OF SAID BUILDING, TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2006 AS DOCUMENT 0606634021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.