



Doc#: 0624333158 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2006 01:37 PM Pg: 1 of 2

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS,

THAT Spalter Finance Co. of Cook County of and State of Illinois for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged does hereby remise, release, convey and quit-claim unto FULLERTON-KEDZIE CONDOMINIUMS, L.L.C. 8707 SKOKIE BLVD., SUITE 202, SKOKIE, IL 60077

heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by a certain mortgage, bearing date the 8<sup>TH</sup> day of JUNE, 2004 and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 0436319125, to the premises therein described, situated in the County of Cook, State of Illinois, as follows to wit:

LOT 20 AND 21 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILLS SUBDIVISION OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 3225-31 W. FULLERTON, CHICAGO, IL 60647, AS IT RELATES TO THE UNIT DESCRIBED AS UNIT 2NE.

PIN: 13-35-208-003 AND 004

Together with all the appurtenances and privileges thereunto belonging or appertaining.  
WITNESS my hand and seal this 24<sup>TH</sup> day of August, 2006.

SPALTER FINANCE CO.

BY: Jeffrey S. Dietrich  
Jeffrey S. Dietrich, Vice-President

STATE OF ILLINOIS  
COUNTY OF COOK

I, Carol Majer Hand a notary public in an the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey S. Dietrich, personally known to me to be the Vice-President of Spalter Finance Co. a 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 severally acknowledged that as such Vice-President, 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 and as the free and voluntary act and deed of said corporation, to the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24<sup>TH</sup> day August, 2006.



Commission expires

Carol Majer Hand  
Notary Public

Box 400-CTCC

This instrument prepared by Robert D. Gordon, 105 W. Madison, Suite 1002, Chicago, Illinois 60602

MAIL TO:

2015

CA 890 7419

CIECH

CTIC

Handwritten initials

**UNOFFICIAL COPY**

STREET ADDRESS: 3225 W. FULLERTON, UNIT 2NE  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 13-35-208-003-0000

**LEGAL DESCRIPTION:**

UNIT 2NE 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 IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.