



Warranty Deed

ILLINOIS

Doc#: 0710805025 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/18/2007 09:58 AM Pg: 1 of 4

TICOR TITLE 596502

Above Space for Recorder's Use Only

THE GRANTOR(s) Daniel Collins a single man 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) Kathy Nelson, Chicago, Illinois 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 2006 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-09-312-0000 17-09-312-006 17-09-312-007

Address(es) of Real Estate: 657 W Fulton Unit 210, Chicago, IL, 60661

and 614

The date of this deed of conveyance is March 16, 2007.

Signature of Daniel Collins
(SEAL) Daniel Collins

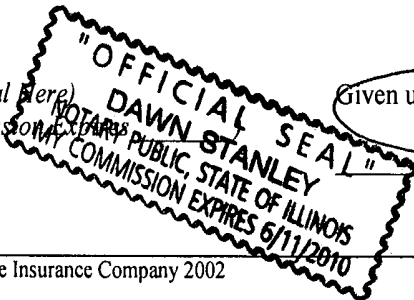
(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Collins a single man 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.

(Impress Seal Here)
(My Commission Expires 6/11/2010)



Given under my hand and official seal March 16, 2007

Notary Public


BOX 15


# UNOFFICIAL COPY


LEGAL DESCRIPTION

For the premises commonly known as 657 W Fulton Unit 210, Chicago, IL, 60661

see attachment

<p><b>CITY OF CHICAGO</b></p>  <p>APR. 16.07</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 000003845</p>	<p><b>REAL ESTATE TRANSFER TAX</b></p> <p>02287.50</p> <p>FP 102803</p>
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<p><b>STATE OF ILLINOIS</b></p>  <p>APR. 16.07</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 000003858</p>	<p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00305.00</p> <p>FP 102809</p>
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<p><b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX</p>  <p>APR. 16.07</p> <p>REVENUE STAMP</p>	<p># 000003845</p>	<p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00152.50</p> <p>FP326707</p>
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This instrument was prepared by:  
Mark Edison  
  
350 N. Fairfield  
Lombard, IL, 60148

Send subsequent tax bills to:  
Kathy Nelson  
657 W Fulton Unit 210  
Chicago, IL, 60661

Recorder-mail recorded document to:  
*Michael H. Wasserman*  
*221 N. LaSalle # 2040*  
*Chicago, IL 60601*

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY****ORDER NUMBER:** 2000 000596502 OC**STREET ADDRESS:** 657 W FULTON UNIT 210**CITY:** CHICAGO**COUNTY:** COOK COUNTY**TAX NUMBER:** 17-09-312-002-0000 , 17-09-312-003-0000**LEGAL DESCRIPTION:** 17-09-312-006-0000 , 17-09-312-007-0000**PARCEL 1:**

UNIT NUMBER 210 AND G-14 IN THE FULTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 THROUGH 9, BOTH INCLUSIVE, AND THAT PART OF LOTS 10 AND 11 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 FOR A DISTANCE OF 3.12 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 11, 8.53 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 11, THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 10 AND 11 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

**EXCEPT COMMERCIAL PARCEL #1 BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF LOTS 8, 9, 10 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 89 DEGREES 50 MINUTES 09 SECONDS WEST, 8.81 FEET ALONG THE SOUTH RIGHT OF WAY OF FULTON MARKET AVENUE TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 51 SECONDS EAST, 19.65 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 43 SECONDS EAST, 6.58 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST, 47.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 19.83 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, 6.46 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 20.67 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST, 8.54 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 24.08 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, 8.08 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST, 12.22 FEET; THENCE NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 62.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF FULTON MARKET AVENUE; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST, 83.39 FEET TO THE POINT OF BEGINNING, LIMITED TO THE AREA BETWEEN FINISHED FLOOR (14.80 FEET +/- CHICAGO DATUM) AND FINISHED CEILING (28.80 FEET +/- CHICAGO DATUM);**

**AND EXCEPT COMMERCIAL PARCEL #2 BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF LOTS 9, 10 IN THE SUBDIVISION OF BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTH 89 DEGREES 08 MINUTES 11 SECONDS WEST, 3.12 FEET ALONG THE NORTH RIGHT OF WAY OF WALNUT STREET; THENCE NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 43.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 12 DEGREES 37 MINUTES 05 SECONDS WEST, 22.86 FEET; THENCE SOUTH**

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000596502 OC

**STREET ADDRESS:** 657 W FULTON UNIT 210

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

### LEGAL DESCRIPTION:

89 DEGREES 42 MINUTES 42 SECONDS EAST, 27.79 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, 22.17 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.69 FEET TO THE POINT OF BEGINNING, LIMITED TO THE AREA BETWEEN FINISHED FLOOR (24.80 FEET +/- CHICAGO DATUM) AND FINISHED CEILING (28.80 FEET +/- CHICAGO DATUM); ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636309075, AS AMENDED BY SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS RECORDED JANUARY 12, 2007 AS DOCUMENT NUMBER 0701209056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED DECEMBER 29, 2006 AS DOCUMENT NO. 0636309075, AND SPECIAL AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 0701209055.