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TICOR TITLE (38605)
Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

Doc#: 0820611130 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2008 12:20 PM Pg: 1 of 5

THE GRANTOR,
FULTON PLACE, INC.,

an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and

duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS** and **WARRANTS** to **Tim Pang and Kuang Y Yip** of 711 South Ashland, Unit P, Chicago, Illinois, as joint tenants with right of survivorship, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

Permanent Index Number (PIN): 17-09-312-010-1046
17-09-312-010-1109

Address of Real Estate: 657 W. Fulton Street, Unit 507 & G-34, Chicago, Illinois 60661.

SUBJECT TO: General Real Estate taxes for the year or years for which no tax bills have been issued and subsequent years; covenants, restrictions and public easements of record; the Act, Declaration, Plat and By-laws recorded December 29, 2006 as Document number 0636309076; zoning and building laws and ordinances; public roads and highways; utility easements, balcony or patio easements, parking area restrictions and any and all other easements and restrictions described in the Declaration; and the right to add and annex to the Condominium as provided in the Declaration; and to the concomitant divestment of the percentage interest in the Common Elements conveyed hereunder.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, 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 herein.

This Deed is subject to all rights, easements, covenants, conditions, restriction and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.


THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

"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

BOX 15


4/17

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CITY OF CHICAGO
 CITY TAX

 JUL. 18.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000007983

REAL ESTATE TRANSFER TAX
03150.00
FP 102803

STATE OF ILLINOIS
 STATE TAX

 JUL. 18.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000043095

REAL ESTATE TRANSFER TAX
00300.00
FP 102809

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 JUL. 18.08
 REVENUE STAMP

0000042944

REAL ESTATE TRANSFER TAX
00150.00
FP 326707

Property of Cook County Clerk's Office

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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."

DATED THIS 17 DAY OF JULY, 2008.

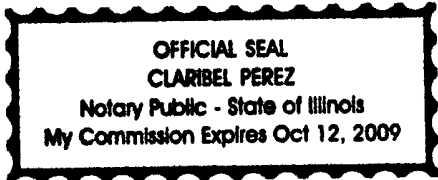
FULTON PLACE INC.,
an Illinois Corporation

By: *Gregory Greif*
Name: Gregory Greif
Title: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Claribel Perez a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Gregory Greif, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 2008.



Claribel Perez
NOTARY PUBLIC
Commission expires 10-12-2009

This instrument was prepared by:

Gerald L. Berlin
Berlin & Associates
123 W. Madison Street
Suite 1200
Chicago, Illinois 60602

MAIL TO:
Asher J. Beederman
Law Offices Asher J. Beederman, Ltd.
29 N. Wacker Drive
Chicago, Illinois 60606

MAIL TO:
SEND SUBSEQUENT TAX BILLS TO:
Tim Pang &
Kuang Yi Yip
657 W. Fulton Street, Suite 507
Chicago, Illinois 60661

OR

Recorder's Office Box No. _____

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 507 AND G-34 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 QUARTER 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 QUARTER 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 ± CHICAGO DATUM) & 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 QUARTER 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

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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 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 (14.80 ± CHICAGO DATUM) & FINISHED CEILING (28.80'± 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, COVENANT 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 MID 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.

PROPERTY ADDRESS:

657 W. FULTON STREET, UNIT 507 AND G-34, CHICAGO, ILLINOIS 60661

P.I.N.: 17-09-312-010-1046

17-09-312-010-1109