

# UNOFFICIAL COPY

95613360 SPECIAL WARRANTY DEED

BP (1)

This indenture, made this 10th day of July, 1994, between 345 Fullerton Parkway Association, Limited Partnership, an Illinois limited partnership, Grantor, and FRANCIS P. DAVID, single, never married

1650 N. LAKE SHORE DRIVE, CHICAGO, ILLINOIS 60657

(Grantee), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

1808

Unit No. 1808, together with its undivided percentage interest in the common elements, in the 345 Fullerton Parkway Condominium as delineated and defined in the Declaration recorded January 31, 1992 as Document Number 92066230, 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 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTER'S 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, IN COOK COUNTY, ILLINOIS.

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Permanent Index No.: part of 14 31 200-001 through 005  
Property Address: Unit 1808 345 West Fullerton Parkway Chicago, Illinois 60614

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion or reversion, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, to and to the above described real estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said real estate as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

(1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any, (including, without limitation, encroachment of the building onto the alley located south of the above described real estate); (6) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (7) rights of the tenant under the existing lease of the Unit, if any; (8) utility easements, if any, whether recorded or unrecorded; (9) leases and licenses affecting the Common Elements; (10) covenants, conditions, restrictions, permits, easements and agreements of record; and (11) liens and other matters of

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title over which the Illinois National Title Corporation is willing to insure without cost to Grantee.

The tenant, if any, of the Unit either waived or failed to exercise the tenant's right of first refusal or option to purchase the Unit or had no right of first refusal or option to purchase the Unit.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by its general partner, being authorized to do so, as the act and deed of the partnership, the day and year first above written.

345 FULLERTON PARKWAY  
ASSOCIATES LIMITED PARTNERSHIP,  
an Illinois limited partnership

By: 345 Fullerton Parkway, Inc.,  
an Illinois corporation,  
its sole general partner

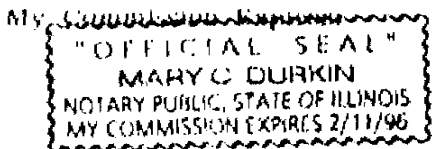
By: *[Signature]*  
Name: Julius H. Marling, Jr.  
Title: President

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

I, *[Signature]*, a Notary Public in and for the County and State aforesaid, do hereby certify that Julius H. Marling, Jr., as President of 345 Fullerton Parkway, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said corporation, and as the free and voluntary act of the partnership known as 345 Fullerton Parkway Associates Limited Partnership, an Illinois limited partnership in behalf of which said corporation has executed the foregoing instrument as a general partner, for the uses and purposes therein set forth; and that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation and said partnership, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this *20* day of *July*, 199*2*.

*[Signature]*  
Notary Public



This Instrument Prepared By:  
Jeffrey S. Arnold, Esq.  
Rudnick & Wolfe  
203 North LaSalle Street, Suite 1800  
Chicago, Illinois 60601

Send Subsequent Tax Bills To:  
*FRANCIS P. DAVID*  
345 Fullerton PKWAY, #1808  
CHICAGO, IL 60604

After Recording Return To:  
*Deborah J. Kramer, Esquire*  
*HEINRICH & KRAMER, P.C.*  
*205 W. Randolph, Suite 1750*  
*Chicago, IL 60606*



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