

94356061

WARRANTY DEED

UNOFFICIAL COPY

This Indenture, made this 20th day of July, 1994, between TR FULLERTON CORPORATION, an Illinois Corporation, ("Grantor"), and J. DOUGLAS DERRINGTON, 160 East Pearson, Chicago, Illinois 60610

("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 in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does convey and warrant 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:

Unit No. 3002, together with its undivided percentage interest in the common elements, in the 245 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 33, 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 PORTERS 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.

Permanent Index No.: Part of 11-32-200-001 through 005
Property Address: Unit 3002, 245 West Fullerton Parkway
Chicago, Illinois 60614

Grantor also hereby grants to 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 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 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 thereunto belonging, or in anywise appertaining, and the reversion or reversions, 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, in 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.

COOK COUNTY RECORDER
#0878-44-386061
15555 FROM 2793 04/21/94 11:04:00

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DEPT-OF RECORDING \$27.50
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 on to the alley 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 title over which Near North National Title Corporation is willing to insure without cost to Grantee.

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27.50

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Property of Cook County Clerk's Office

Cook County
ESTATE TRANSACTION TAX
104.75
DUE APR 21 1994
05

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4. The land referred to in the commitment is described as follows:

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UNIT 3302 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 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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