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This Indent FULLERTON CORPORATION, an Illinois Corporation, ("Grantor"), and J. DOUGLAS DERRINGTON, 160 East Pearson, Chicago, Illinois

("Grantee"), WITNESSETH, that the Crantor, 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, whereast is hereby actnowledged, by these presents does convey and warrant whereof is hereby acknowledged, by these presents does convey and warrant 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 345 Fullerton Parkway Condominium as delineated and defined in the Declaration recorded January 31, 1992 as Document Number 92066230, of the following described roal estate:

PARCEL 1:

LOTS 1, 2 AND 3 IN BLOCK 2 IN FETERBORO TERRACE ADDITION TO CHICAGO, BEING A SURDIVISION 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 SUMDIVISION OF THAT PART OF PLOCKS 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 MORTH, RANGE 4 MAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, HJJMOIS.

Permanent Index Mo.: Part of 11.32.200-001 through 005
Property Address: Unit 3002 . M5 West Fullerton Parkway Chicago, Illios 60614

Grantor also hereby grants to Grantoe, its successors and assigns, as rights easements appurtenant to the above-described real estate, the rights and ensements 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 beed is subject to all rights elsements, covenants, conditions, restrictions contained in the Dectaration the same is 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 of 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 nereditaments and appurtenances:

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

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, 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) encreachments, if any, (including, without limitation, encreachment 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 benant 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 Morth National Title Corporation is willing to insure without cost to Grantee.

UNOFFICIAL COPY

Property of Coot County Clerk's Office

NOYUS/1/E116406

The tenant, my, of the Unit althor calved a failed to execute the tenant's right of first named or option to purchase the Unit or had no right of first refusal or option to purchase the Unit.

IN WITNESS WHITEOF, 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.

TR FULLERTON CORPORATION
an Illinois Corporation

North Secret Interpretation

Title: [PRF]

STATE OF ILLINOIS)

COUNTY OF COOK

)

County and State a crossid, do hereby certify that the result of the county and State a crossid, do hereby certify that the result of the same person whose name is subscribed to the foregoing instrument as such sear the result of the same person whose name is subscribed to the 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, 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 ree and voluntary act of said corporation for the uses and purposes set forth thereir.

GIVEN under my hand and notarial scal this 777) day of APRIL

NOTATA PUBLIC PRINT STATE OF ITAINOIS

My commission expires:

4/20/97

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THIS INSTRUMENT PREPARED BY:

RENT NOVIT, ESQ. 100 NORTH LASALLE STREET CHICAGO, ILLINOIS 60602 SEND SUBSEQUENT TAX BILLS TO

DOUG DERRINGTOND PARKETY CHICAD, IL 60614

AFTER RECORDING, RETURN TO:

PHILIP & . 600000 809 W. 35 8T CHEO. ALL 60609

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The land referred to in the commitment is described as follows: UNIT 3302 TOGETHER WITH THE MUTULED PERCENTAGE IN THE COMMON, ELEMENTS, IN THE 345 PULLERTON PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 31, 1992 AS DOCUMENT NUMBER 92066230, OF

PARCEL 1:

THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 2 IN PHIERBORO 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:

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OR COUNTY CLOTHES OFFICE PART OF SECTION 33. CONSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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