

# UNOFFICIAL COPY



Doc#: 0608842030 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/29/2006 08:36 AM Pg: 1 of 4

## THIS INSTRUMENT WAS PREPARED BY:

Todd L. Erdman, Esq.  
Harris Kesser & Goldstein LLC  
640 North LaSalle Street  
Suite 590  
Chicago, Illinois 60610  
(312) 280-0111

## Property Address:

3841 N. Southport, Unit 1, P-1  
Chicago, Illinois 60613

## Tax Identification Number:

14-20-108-008-0000

## WARRANTY DEED Statutory (ILLINOIS)

**THE GRANTOR**, DURHAM DEVELOPMENT CORPORATION, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to the Grantees, JOSHUA HOWARD AND KRISTY HOWARD, of the City of Chicago, County of Cook, State of Illinois, not in **TENANCY IN COMMON**, not in **JOINT TENANCY**, but in **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois; to wit:

### SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT ONLY TO (a) general real estate taxes not due and payable at the time of Closing; (b) the Illinois Condominium Act; (c) the Declaration of Condominium Ownership for the 3841 North Southport Condominium Association, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; and (g) leases and licenses affecting the Common Elements or Purchaser, and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

*which do not impair Purchaser's use of Unit as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach*

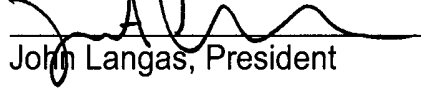
*POK 334*

*07/23331641 CND BK WCPAB 107 5*

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DATED as of the 7 day of March, 2006

DURHAM DEVELOPMENT CORPORATION

By:   
John Langas, President

**MAIL TO:**


Cherie Thompson, Esq.  
19 South LaSalle Street  
Suite 302  
Chicago, Illinois 60603

**SEND SUBSEQUENT TAX BILLS TO:**

Joshua and Kristy Howard  
3841 N. Southport  
Unit #1  
Chicago, Illinois 60613

STATE TAX

STATE OF ILLINOIS



MAR. 23.06


# 0000093568

REAL ESTATE TRANSFER TAX
00625.00
FP 102808

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 23.06


# 0000093796

REAL ESTATE TRANSFER TAX
0031250
FP 102802

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



MAR. 23.06

# 00000937

REAL ESTATE TRANSFER TAX
0468750
FP 102805

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

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STATE OF ILLINOIS     )  
                                   )  
 COUNTY OF COOK        )     SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, JOHN LANGAS, president of Durham Development Corporation, personally known to me to be the same person whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7 day of March, 2006.



*Todd L. Erdman*  
 \_\_\_\_\_  
 NOTARY PUBLIC

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

UNIT 1 AND PARKING SPACE P-1 IN THE 3841 NORTH SOUTHPORT CONDOMINIUM, AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 IN BLOCK 4 IN TALBOT'S SUBDIVISION OF BLOCKS 3 AND 4 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PART OF THE NORTHEAST CORNER THEREOF); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2005 AS DOCUMENT 0522319105, AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 25, 2005 AS DOCUMENT 0523744114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2005 AS DOCUMENT 0522319105.

Common Address: 3841 N. Southport, Unit 1, P-1  
Chicago, Illinois 60613

Property Index Number: 14-20-108-008-0000