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Doc#: 0634001349 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2006 01:43 PM Pg: 1 of 4

WARRANTY DEED

This Indenture, made this 15th day of November, 2006, between Corduff Development, Inc., an Illinois Corporation organized and licensed to transect business in the State of Illinois under and by virtue of the laws of the State of Illinois, party of the first part, and

Daniel Christopher and Ifeanyi Onwuachi of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President and Secretary thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second party as **JOINT TENANTS** not as joint tenants, not as tenants by the entirety and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

LEGAL DESCRIPTION:

UNIT 1 IN THE 4222 SOUTH INDIANA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 1/2 OF LOT 5 IN BLOCK 12 IN PRYOR AND HOPKIN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0602419058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

(TANDEM PARKING)

THE (EXCLUSIVE) RIGHT TO THE USE OF P-1 AND S-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0602419058.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described


BOX 334 CTI

SA 9405230 CTI NA 203

4PG
C.F.

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STATE OF ILLINOIS



DEC.-1.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000033401

REAL ESTATE TRANSFER TAX
00335.00
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX



COUNTY TAX

DEC.-1.06


REAL ESTATE TRANSFER TAX

RFVFNUE STAMP

0000033401

REAL ESTATE TRANSFER TAX
00167.50
FP 103034

CITY OF CHICAGO



CITY TAX

DEC.-1.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011801

REAL ESTATE TRANSFER TAX
02512.50
FP 103033

Property of Cook County Clerk's Office

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premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for The 4222 South Indiana Condominium, including matters relating to The 4222 South Indiana (the "Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 20-03-120-019-0000

Address of Real Estate: 4222 SOUTH INDIANA, UNIT 1, P-1, S-1
CHICAGO, ILLINOIS, 60653

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 15th day of November 2005.

Corduff Development, Inc.

By: Pamela J. Cormier
President, Pamela J. Cormier

State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pamela J. Cormier 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 severally acknowledged that she signed and delivered the said instrument as **PRESIDENT of CORDUFF DEVELOPMENT, INC.**, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as her free and act and deed of said corporation, for the uses and purposes therein

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set forth.

GIVEN under my hand and official seal, this 15th day of November 2006.



Isabella G. Rafinska
 NOTARY PUBLIC

Send Subsequent Tax Bills to:

Send Deed To:

IFEANYI ONWUACHI
 Name

IFEANYI ONWUACHI
 Name

4222 SOUTH INDIANA, UNIT 1
 Address

4222 SOUTH INDIANA, UNIT 1
 Address

CHICAGO, IL 60653
 City, State and Zip

CHICAGO, IL 60653
 City, State and Zip

Prepared by:
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