

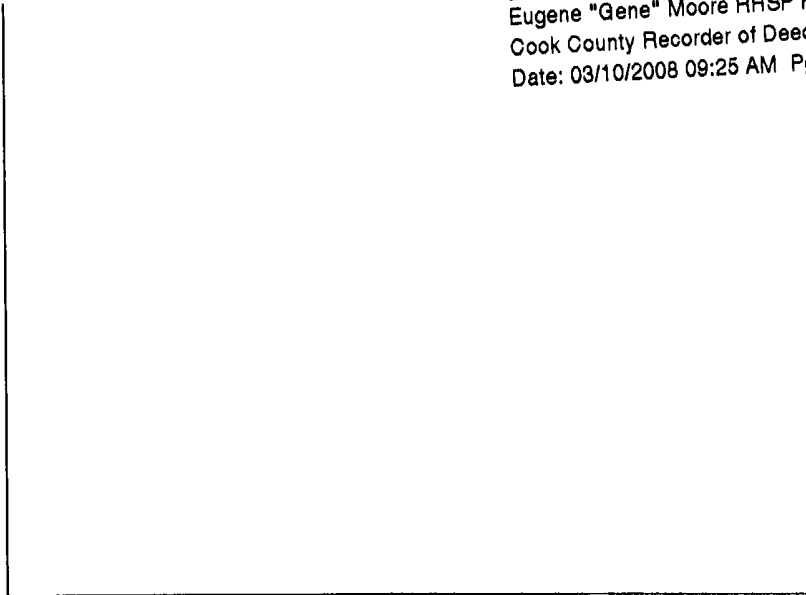


Doc#: 0807042028 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/10/2008 09:25 AM Pg: 1 of 3

AE  
AS

FO 1 of 2  
LN 7

WARRANTY DEED



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THE GRANTOR, **4417 S. Indiana, Inc.**, an Illinois Corporation, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **Stefan Appau, a single man**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; the Condominium Property Act of the State of Illinois, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

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

Permanent Real Estate Index Numbers	Address of Real Estate
20-03-309-005-0000	4417-19 S. Indiana, Unit 4419-2
	Chicago, Illinois 60653

The Grantor also hereby grants to the 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 property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is also subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There are not tenants within the property.

RECORDED  
20080310

BRAD KIN

120

2008 334

# UNOFFICIAL COPY

Dated this 27 day of Feb., 2008.

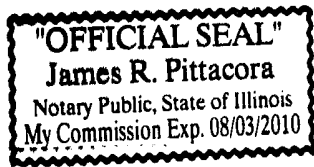
4417 S. Indiana, Inc., an Illinois Corporation

By: [Signature]  
Its: Manager

STATE OF ILLINOIS )  
) ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lida Tohatan, Manager of 4417 S. Indiana, Inc. (the "Company"), 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 and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of Feb, 2008



[Signature]  
Notary Public

Send subsequent tax bills to:

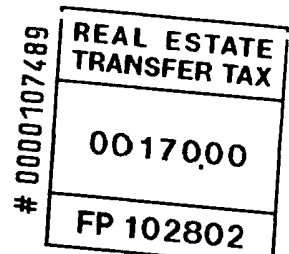
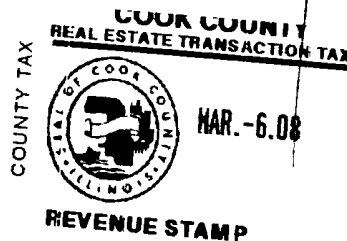
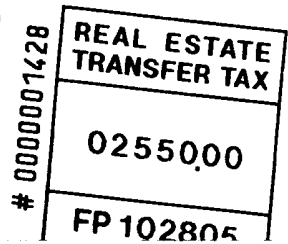
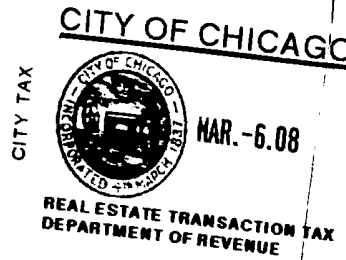
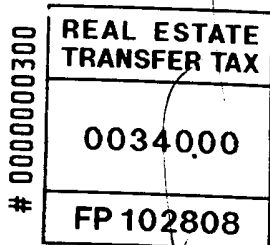
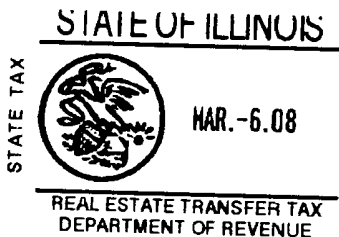
Stefan Appau  
4417-19 S. Indiana, Unit 4419-2  
Chicago, IL 60653

After recording send to:

Stefan Appau  
4417-19 S. Indiana, Unit 4419-2  
Chicago, IL 60653

This instrument was prepared by:

James R. Pittacora  
Pittacora & Crotty LLC  
9550 West Bormet Drive, Suite 205  
Mokena, Illinois 60448



**UNOFFICIAL COPY**

**STREET ADDRESS:** 4417 INDIANA AVENUE UNIT 2  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 20-03-309-005-0000

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT 4419-2 IN THE 4417-19 S. INDIANA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 14 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 5 FEET OF LOT 15 IN HUBBARD'S SUBDIVISION OF THE NORTH 4 ACRES OF THE NORTH 1/2 SOUTHWEST 1/4 NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0735503036; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-7 , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0735503036

Property of Cook County Clerk's Office