

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0819935016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2008 08:37 AM Pg: 1 of 3

THE GRANTOR:
THE ALEXANDER INDIANA
DEVELOPMENT CORPORATION,
An Illinois Business Corporation
with its principal place of Business
at 916 w 21st st. Chicago Illinois
60608

For and in consideration of TEN
(\$10.00) DOLLARS and other good
and valuable considerations in hand
paid.

HARDEN

CONVEYS and WARRANTS to the **GRANTEE: TONIA HARDIN** a Single Woman
, a resident of in the City of Chicago, County of Cook, State of Illinois,

The following described Real Estate situated in the County of Cook, in the State of Illinois, to-
wit:

Parcel 1

UNIT 4357-5 in THE **ALEXANDER DUPLEX CONDOMINIUM** as
Delineated on a Survey of the Following Described Parcel of Real Estate:

LOTS 13 AND 14 IN BLOCK 2 IN PIKE'S SUBDIVISION OF THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

, (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
WHICH DECLARATION WAS RECORDED MARCH 28 2007 AS
DOCUMENT NO. 0708715138, TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY
AND SPACE COMPRISING ALL OF THE UNITS AS DEFINED AND SET FORTH IN
SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

PARCEL 2: GRANT OF USE: THE EXCLUSIVE RIGHT TO THE USE OF:
PARKING SPACE **(P-1)** AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY
ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT NO.
0708715138

:TAX NO.: 20-03-303-013-0000

ADDRESS: UNIT 5 at 4357 S. INDIANA AVE. CHICAGO ILLINOIS 60653

SUBJECT TO: Covenants, conditions and restrictions of record, general real estate taxes
for the year 2007 second installment and subsequent years; (applicable zoning and building
laws and ordinance and ordinances of record; if any.


Terms, provisions, covenants and conditions of Declaration of Condominium and
all amendments, if any, thereto, public and utility easements, including any easements,
established by or implied from the Declaration of Condominium o amendments thereto, if

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



JUL. 15.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016588

REAL ESTATE TRANSFER TAX
02152.50
FP 103026

COOK COUNTY

COUNTY TAX



JUL. 15.08


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000037282

REAL ESTATE TRANSFER TAX
00102.50
FP 103025

STATE OF ILLINOIS

STATE TAX



JUL. 15.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037282

REAL ESTATE TRANSFER TAX
00205.00
FP 103021

UNOFFICIAL COPY

any, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, leases and licenses affecting the common elements.

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easement 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 and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

TENANTS NOTICE: The Grantor certifies that the property was formally vacant and there were no Tenants entitled to notice of Tenants rights under Section 30 of the Illinois Condominium Property Act.

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

THE ALEXANDER INDIANA DEVELOPMENT CORPORATION



 HONG HAI WANG PRESIDENT

DATE July 1, 2008

Deed Prepared By

TANYA HURD-JONES
 ATTORNEY
 705 E. 162ND ST. SUITE 204
 SOUTH HOLLAND, ILLINOIS 60473

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO **HEREBY CERTIFY** that STEVEN WANG, personally known to me to be the **PRESIDENT** of **THE ALEXANDER INDIANA DEVELOPMENT CORPORATION**, an **Illinois 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 in his corporate capacity as **PRESIDENT** signed, sealed and delivered this said instrument, pursuant to authority, given by the Board of Directors of the Corporation for the uses and purposes set forth.

Name of Buyers Attorney

ADE ADEKOYA

Name of New TaxPayer

TONIA HARDIN HARDEN
 UNIT 5
 AT 4357 S. INDIANA AVE
 CHICAGO, ILLINOIS 60653

GIVEN under my hand and notarial seal this
 JULY 1, 2008

x 

 NOTARY PUBLIC

