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Doc#: 0403629007
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/05/2004 08:19 AM Pg: 1 of 3

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR(S), **STEWART-SPHINX, L.L.C.**, an Illinois Limited Liability Corporation, ITS DULY AUTHORIZED MANAGER AND/OR ATTORNEY, **RUSS STEWART**, of Park Ridge, Illinois, for and in consideration of **TEN DOLLARS (\$10.00)** in hand paid, CONVEYS and WARRANTS to **JAMES O. POLPIBOON**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

FIRST AMERICAN

File # 605051

3

Legal Description:

Unit 2J in Hermitage Avenue Condominium, as delineated on a survey of the following described real estate, part of the Southeast 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit to the declaration of condominium recorded as document 0323334177, and any amendments thereto, together with its undivided percentage interest in the common elements.

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

Permanent Real Estate Index Number(s): 11-30-411-017
11-30-411-018 vol. 505

Address of Real Estate: 7434-42 N. Hermitage, **Unit 2J**
Chicago, Illinois 60626

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; 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. The deed is 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.

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The tenant of this unit either waived or failed to exercise the option to purchase the subject unit.

DATED this 22 day of November, 2003.

(SEAL) _____ (SEAL)
STEWART-SHINK, L.L.C., an Illinois
Limited Liability Corporation,
ITS DULY AUTHORIZED MANAGER AND/OR
ATTORNEY By: **RUSS STEWART**

(SEAL) _____ (SEAL)

State of Illinois, County of Cook, §. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RUSS STEWART**, 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 notarial seal, this 22nd day of October, 2003.

Commission expires 7/15/06



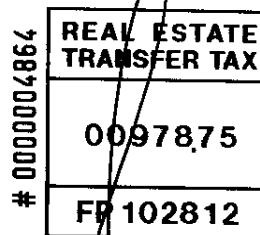
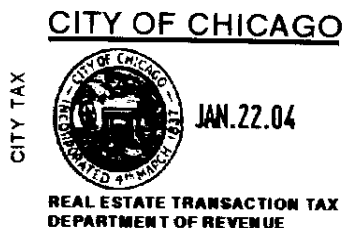
Rosa M. Syphen
Notary Public

This instrument was prepared by: **Russ Stewart**, Attorney
805 W. Touhy Avenue
Park Ridge, Illinois 60068

Mail to:
JOHN T. BONNELLA
5057 N. HARLEM AVE.
CHICAGO, IL 60656

Send Subsequent Tax Bills to:
JAMES O. POLKISON
7434 - 42 N. HERMITAGE, UNIT 25
CHICAGO, IL 60626

Recorder's Office Box No. _____



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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit 2J in Hermitage Condominium Association, as delineated on a survey of the following described real estate: part of the Southeast quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the declaration of condominium recorded August 21, 2003 as document no. 0323334177, and any amendments thereto, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index #'s: 11-30-411-017 vol. 505

Property Address: 7434-42 North Hermitage, Unit 2J, Chicago, Illinois 60626

Property of Cook County Clerk's Office

040713
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB
p.s. 10847
65.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
FEB 2008
130.50
3 10842