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WARRANTY DEED

(Individual to Individual)  
(ILLINOIS)  
PAGE 1:

Doc#: 0408542234  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/25/2004 01:50 PM Pg: 1 of 3

THE GRANTORS

Joanne M. Marsden and Ian Marsden,  
husband and wife,

of the City of Chicago, County of Cook State of Illinois, for and in consideration of - TEN -  
DOLLARS, (\$10.00) in hand paid, CONVEY\_ and WARRANT\_ to

Tony  
Anthony D. Bagdy  
1857 W. Bernice #2, Chicago, IL 60613

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject To: terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; imitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-07-413-034-1005 AND 14-07-413-034-1012  
Address (es) of Real Estate: 4916 N. Hermitage #3S, Chicago, IL 60640

DATED February 26, 2004.

Joanne Marsden  
Joanne M. Marsden

Ian Marsden  
Ian Marsden

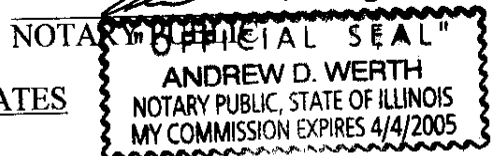
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Joanne M. Marsden and Ian Marsden, husband and wife personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL  
HERE

Given under my hand and seal, this Date February 26, 2004.

This instrument prepared by: ANDREW D. WERTH & ASSOCIATES  
2822 Central Street, Evanston, IL 60201  
847-866-0124



BOX 333-671

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## Legal Description

of premises commonly known as 4916 N. Hermitage #3S, Chicago, IL 60640

Property Index Number: 14-07-413-034-1005 AND 1012

STATE TAX

STATE OF ILLINOIS



MAR.24.04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000066705

REAL ESTATE TRANSFER TAX
00225.00
FP 102808

STATE TAX

STATE OF ILLINOIS



MAR.24.04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000066704

REAL ESTATE TRANSFER TAX
00025.00
FP 102808

CITY TAX

CITY OF CHICAGO



MAR.24.04


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009941

REAL ESTATE TRANSFER TAX
01875.00
FP 102805

COUNTY TAX

COOK COUNTY



MAR.24.04

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000066874

REAL ESTATE TRANSFER TAX
00125.00
FP 102802

MAIL TO:

Kristen Richards  
~~Andrew D. Worth and Associates~~  
 (Name)  
~~2822 Central Street~~ 2224 W Irving Park  
 (Address)  
~~Evanston, IL 60201~~ Chicago, IL 60618  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Anthony B. Bagdy  
 (Name)  
4916 N Hermitage, #35  
 (Address)  
Chicago, IL 60640  
 (City, State and Zip)

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 AW8359656 SNA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 3S AND P4 IN THE HERMITAGE MANOR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN BLOCK 4 IN THE SUBDIVISION GEORGE TAYLOR TRUSTEE OF THE NORTH 10 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN GREEN BAY ROAD AND THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 97711025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.