

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(~~Individual to Individual~~)  
JOINT TENANTS



Doc#: 0430214228  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/28/2004 01:52 PM Pg: 1 of 3

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 JOSE G. BELTRAN,\* of 1914 Dobson St., Evanston, Illinois, 60702, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

FIRST AMERICAN TITLE  
ORDER # 751255

\*and Ramon. TA C. Beltran, not as tenants in common  
Legal Description: but as joint tenants

Unit 3-K 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 <sup>CM</sup> N. Hermitage, Unit 3-K  
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.

FIRST AMERICAN TITLE

192


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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

OCT. 26. 04



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX

00199.00

# 00000000


FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. 26. 04



REVENUE STAMP

REAL ESTATE  
TRANSFER TAX

00099.50

# 00000122

FP 103028

# UNOFFICIAL COPY

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

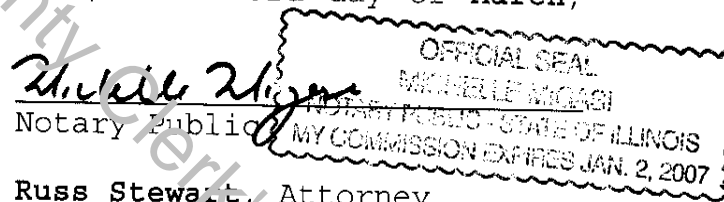
DATED this 23rd day of March, 2004.

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
**STEWART-SPHINX, 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 23rd day of March, 2004.

Commission expires: 1/2/07



This instrument was prepared by:

**Russ Stewart**, Attorney  
 805 W. Touhy Avenue  
 Park Ridge, Illinois 60068

Mail to:

NANCY N. SANDER  
8532 School  
MORTON GROVE, IL  
60053

Send Subsequent Tax Bills to:

Jose Beltran  
7434-42 N. Hermitage  
UNIT 3K  
CHICAGO, IL 60626

Recorder's Office Box No. \_\_\_\_\_

REORDER ITEM #: TX-1000 LABEL

CITY TAX

**CITY OF CHICAGO**

OCT. 25.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000010422

<b>REAL ESTATE TRANSFER TAX</b>
0149250
FP 102812