



Doc#: 0432235213
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/17/2004 01:02 PM Pg: 1 of 3

NO NBS



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

Property of Cook County Clerk's Office

THE GRANTOR, 1071 N. Hermitage, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Russ Cheatham and Alyssa ^{Thyren} Thyren

(Handwritten initials and signature)

(GRANTEE'S ADDRESS) 1222 Wolcott #2S Chicago, Illinois 60622

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

See Exhibit 'A' attached hereto and made a part hereof

OF 3

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-06-410-007-0000
Address(es) of Real Estate: 1071 N. Hermitage, Unit 3, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 29th day of October, 2004.

1071 N. Hermitage, Inc.

By Walter Bladek

Walter Bladek
President

AMS/CAC USD 025501781

19X334

UNOFFICIAL COPY

STREET ADDRESS: 1071 NORTH HERMITAGE STREET UNIT #3
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-06-410-007-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3 IN THE 1071 NORTH HERMITAGE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 LOT 7 (EXCEPT THE EAST 25 FEET THEREOF) IN BLOCK 6 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

THE EAST 25 FEET OF LOT 7 IN BLOCK 6 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0429419049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-3, A LIMITED COMMON AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0429419049

STATE TAX

STATE OF ILLINOIS

NOV. 15.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000080620

REAL ESTATE TRANSFER TAX
0041300
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV. 15.04

REVENUE STAMP

0000080821

REAL ESTATE TRANSFER TAX
0020650
FP 102802

CITY TAX

CITY OF CHICAGO

NOV. 15.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000007613

REAL ESTATE TRANSFER TAX
0309750
FP 102805

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Walter Bladek, personally known to me to be the President of the 1071 N. Hermitage, Inc., a corporation, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Walter Bladek and President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of October, 2004



(Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:

Gary R. Staken
6215 W. Touhy Ave.
Chicago, Illinois 60646

Name & Address of Taxpayer:

Russ Cheatham and Alyssa Thyron
1071 N. Hermitage, Unit 3
Chicago, Illinois 60622

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