

# UNOFFICIAL COPY



Doc#: 0433549083  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/30/2004 12:11 PM 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 **John V. Cardone**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Legal Description:

**Unit 2-H** 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 2-H**  
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.

ALL AMERICAN TITLE AGENCY  
502 N. PLUM GROVE RD.  
PALATINE, ILLINOIS 60067

EJF185

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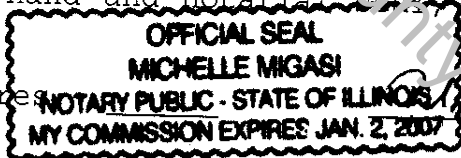
The tenant of this unit either waived or failed to exercise the option to purchase the subject unit.

DATED this 1st day of October, 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 1st day of October, 2004.



Commission expires \_\_\_\_\_  
 \_\_\_\_\_ Notary Public

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

Mail to:  
JOHN V. CARUONE  
7440 N HERMITAGE #2H  
CHICAGO, IL 60626

Send Subsequent Tax Bills to:  
JOHN V. CARUONE  
7440 N HERMITAGE #2H  
CHICAGO, IL 60626

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

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
**359365 \$1,076.25**  
 11/17/2004 11:10 Batch 11806 39



STATE TAX

STATE OF ILLINOIS

NOV. 17.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 000012062

REAL ESTATE TRANSFER TAX
0014350
FP326660

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

NOV. 17.04

REVENUE STAMP

# 0000145489

REAL ESTATE TRANSFER TAX
0007175
FP326670

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Tax ID Number:

Property Address: 7434-42 North Hermitage  
Unit 2H

## LEGAL DESCRIPTION

UNIT 2H 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 NUMBER 0323334177, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office