

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0434249052  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/07/2004 11:10 AM Pg: 1 of 2

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

### Legal Description:

**Unit 1-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 1-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.

EJF178

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

②

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

DATED this 31st day of August, 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.

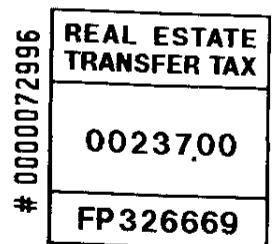
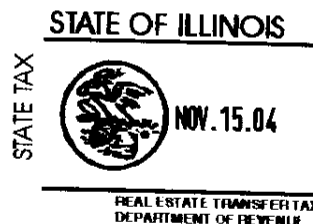
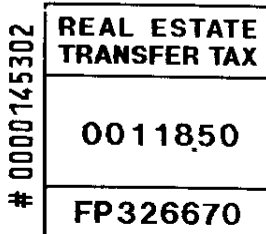
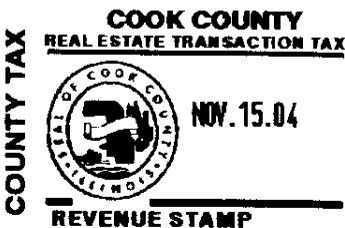
Given under my hand and notarial seal, this 31st day of August, 2004.

Commission expires: 1/2/07 Michelle Migasi  
 Notary Public **MICHELLE MIGASI**  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES JAN. 2, 2007

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

Mail to:  
Charles A. Semmelhack  
Debra L. Fiske  
2005 Michigan  
Suite 1100  
 Recorder's Office Box No. \_\_\_\_\_  
Chicago, IL  
60604

Send Subsequent Tax Bills to:  
Andrew Shupper  
Unit 1H  
7440 N. Hermitage  
Chicago, IL 60626



City of Chicago  
 Dept. of Revenue  
 359133  
 11/15/2004 16:11 Batch 02217 118  
 Real Estate  
 Transfer Stamp  
 \$1,777.50