

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0519255099
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/11/2005 11:12 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 **LUCKI WILDER**, of 4543 N. Lavergne, Chicago, Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Legal Description:

Unit 1-A 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-A**
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.

E JF 223

ALL AMERICAN TITLE CO.
502 N. PLUM GROVE RD.
CHICAGO, ILLINOIS 60641

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

DATED this 28th day of April, 2005.

_____ (SEAL) _____ (SEAL)
 STEWART-SPHINX, L.L.C., an Illinois
 Limited Liability Corporation,
 ITS DULY AUTHORIZED MANAGER AND/OR
 ATTORNEY, By: **RUSS STEWART**
 _____ (SEAL) _____ (SEAL)

City of Chicago
 Dept. of Revenue
 382926
 06/08/2005 10:20 Batch 05003 49
 Real Estate
 Transfer Stamp
 \$1,488.75



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 28th day of April, 2005.



Commission expires _____
 Notary Public

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

Mail to:
LUCKI WILDER
7434-42 HERMITAGE, UNIT 1-A
CHICAGO, IL 60626

Send Subsequent Tax Bills to:
LUCKI WILDER
7434-42 HERMITAGE, UNIT 1-A
CHICAGO, IL 60626

Recorder's Office Box No. _____

