

# UNOFFICIAL COPY



**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 0520249094  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/21/2005 04:10 PM 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 **CASSANDRA ROADHOUSE**, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Legal Description:

**Unit 1-E** 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, *in Cook County ILLINOIS*

AUGUST 21, 2003  
(R)

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-E**  
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.

EJF247

AMERICAN TITLE AND TRUST COMPANY  
100 N. BLOOM GARDEN RD  
PALATKA ILLINOIS 60067

(2)

# UNOFFICIAL COPY

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

DATED this 21st day of June, 2005.

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
STEWART SPHINK, L.L.C., an Illinois  
Limited Liability Corporation,  
ITS DUTY 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 21st day of June, 2005.



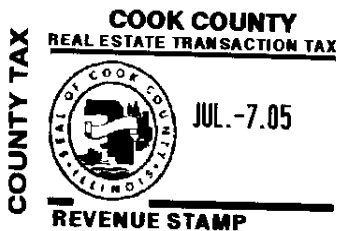
Commission expires: \_\_\_\_\_  
Notary Public

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

Mail to:  
JOHN J ZACHARA  
39 S. LA SALLE #500  
CHICAGO IL 60603

Send Subsequent Tax Bills to:  
\_\_\_\_\_  
\_\_\_\_\_

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



REAL ESTATE TRANSFER TAX
00117.00
FP326670



REAL ESTATE TRANSFER TAX
00234.00
FP326669

City of Chicago  
Dept. of Revenue  
388132  
07/12/2005 14:39 Batch 07291 109  
Real Estate  
Transfer Stamp  
\$1,755.00