

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0526255089 Fee: \$26.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/19/2005 12:17 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 **ANTHONY ALVAREZ**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Legal Description:

Unit 1-C 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-C**
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.

EJF244

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

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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 July, 2005.

City of Chicago
Dept. of Revenue
393274
08/17/2005 07:48 Batch 02287 2

Real Estate
Transfer Stamp
\$1,871.25



(SEAL)
STEWART SPHINK, 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 28th day of July, 2005.

Commission expires





Michelle Migasi
Notary Public

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

Mail to:
Thompson ; THOMPSON
14 S. LASALLE ST. - #302
CHICAGO, IL 60603

Send Subsequent Tax Bills to:
TONY ALVAREZ
7436 N. HERMITAGE, UNIT 1C
CHICAGO, IL 60626

Recorder's Office Box No. _____

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX AUG 16.05 REVENUE STAMP	# 0000168663	REAL ESTATE TRANSFER TAX 00124.75 FP326670	STATE TAX	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX AUG 16.05 DEPARTMENT OF REVENUE	# 0000084965	REAL ESTATE TRANSFER TAX 00249.50 FP326669