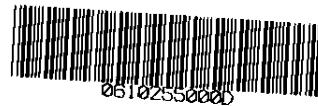


# UNOFFICIAL COPY



0610255000

Doc#: 0610255000 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/12/2006 08:49 AM Pg: 1 of 2

## 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 **ENRIQUE A. GARCIA** and **MARIA AGUILAR**, husband and wife, of Waukegan, Illinois, as Tenants by the Entirety, following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

### Legal Description:

**Unit 1-G** 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-G**  
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, LLC**  
601 North Hicks Road, Suite A  
Palatine, IL 60067

EJF264

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**UNOFFICIAL COPY**

City of Chicago



Real Estate

Dept. of Revenue

Transfer Stamp

422846

\$1,897.50

03/07/2006 10:20 Batch 06295 49

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

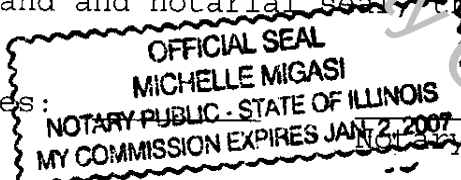
DATED this 30th day of December, 2005.

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

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 30th day of December, 2005.

Commission expires:



This instrument was prepared by:

**Russ Stewart**, Attorney  
 805 W. Touhy Avenue  
 Park Ridge, Illinois, 60068

Mail to:

BURTON S. GROSSMAN  
2906 W. PETERSON - #A  
CHICAGO, IL 60659

Send Subsequent Tax Bills to:

ENRIQUE A GARCIA  
7440 N. HERMITAGE - #1-G  
CHICAGO, IL 60626

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

