

Doc#: 0530705008 Fee: \$28.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 11/03/2005 09:23 AM Pg: 1 of 3

**WARRANTY DEED**  
Statutory (ILLINOIS)

THE GRANTORS (Name and Address)

**Javier Capella and Tanja L. Zaric, husband and wife**  
161 E. Chicago Ave., #54-H  
Chicago, IL 60611

for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Enrique Capella, a married man** ("Grantee"), 161 E. Chicago Avenue, #54H, Chicago, Illinois 60611, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 54-H TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85080173, AS AMENDED, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 85080144, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

General Real Estate taxes for 2004 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any.

Permanent Index Number(s) 17-10-200-068-1242

Address(es) of Real Estate: 161 E. Chicago Avenue, #54H, Chicago, Illinois 60611

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

3K9


RM 3-11  
1  
The Talon Group# 1226299

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



OCT. 20. 05


0000017600

REAL ESTATE TRANSFER TAX
0061000
FP 103027

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



OCT. 20. 05


0000017806

REAL ESTATE TRANSFER TAX
0030500
FP 103028

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



OCT. 20. 05

0000019068

REAL ESTATE TRANSFER TAX
0457500
FP 102812

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

John Cronin

# UNOFFICIAL COPY

Dated 9-29-, 2005

Javier Capella

Tanja L. Zaric

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that **Javier Capella and Tanja L. Zaric**, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of September, 2005.  
Commission expires 8-4-07.



[Signature]  
Notary Public

This instrument was prepared by: Kenneth W. Sullivan, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

Kenneth W. Sullivan

c/o Joel M. Carlins & Associates, Ltd.

1 W. Superior St., Suite 200

Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Enrique Capella

161 E. Chicago Ave., Unit 541

Chicago, IL 60611