



Doc#: 0532033024 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2005 08:53 AM Pg: 1 of 4

WARRANTY DEED

(INDIVIDUAL TO CORPORATION)

THE GRANTOR (NAME AND ADDRESS)

DAVID CHRISTINE and
JOLEEN A. CHRISTINE, husband
and wife,

Convey and Warrant to:
CAPP EQUITIES, LLC
a Limited Liability Company,

a company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 1900 Spring Road, Suite 102, Oak Brook, Illinois 60523 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for the year 2004 and subsequent years; covenants, conditions and restrictions of record; building line restrictions, utility easements and building and zoning laws and ordinances.

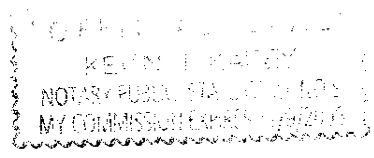
Permanent Index Number (PIN): 18-02-205-042-0000

Address(es) of Real Estate: 8133-8139 Ogden Avenue, Lyons, Illinois 60534

DATED this 21 day of October 2005

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
DAVID W. CHRISTINE (SEAL) JOLEEN A. CHRISTINE (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID W. CHRISTINE and JOLEEN A. CHRISTINE



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official Seal, this 21 day of October, 2005

COMMISSION EXPIRES: November 9, 2006
KEVIN J. KAREY, NOTARY PUBLIC

This instrument was prepared by: Kevin J. Karey, 1415 West 55th Street, Suite 201, LaGrange, Illinois 60525

KEVIN KAREY KK8300931-2511353 CPA



UNOFFICIAL COPY

LEGAL DESCRIPTION

of premises commonly known as 8133-8139 Ogden Avenue, Lyons, Illinois 60534

SEE ATTACHED LEGAL DESCRIPTION

STATE OF ILLINOIS



OCT. 27. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0009314159

REAL ESTATE
TRANSFER TAX

01000.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 27. 05

REVENUE STAMP

0009314252

REAL ESTATE
TRANSFER TAX

00500.00

FP 103034

SEND SUBSEQUENT TAX BILLS TO:

Frederick Cappetta

(Name)

Capp Equities, LLC

(Name)

MAIL TO:

1900 Spring Road, Suite 102

(Address)

1900 Spring Road, Suite 102

(Address)

Oak Brook, Illinois 60523

(City, State and Zip)

Oak Brook, Illinois 60523

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 KK8300931 NSC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 36 IN MARTIN POTOKAR'S ADDITION TO LYONS (HEREINAFTER DESCRIBED) (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, 70.16 FEET NORTHEASTERLY OF THE WESTERLY CORNER OF SAID LOT TO A POINT IN THE SOUTH LINE OF SAID LOT, 150.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 36, 150.00 FEET SOUTHEASTERLY OF THE NORTHERLY CORNER OF SAID LOT 36; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 36, A DISTANCE OF 115 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 36, TO A POINT IN THE EASTERLY LINE OF SAID LOT 36; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 36; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 36 A DISTANCE OF 41.5 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE EASTERLY 80.00 FEET OF THE NORTHERLY 150.00 FEET AS MEASURED ALONG THE NORTHWESTERLY AND NORTHEASTERLY LINES RESPECTIVELY; AND EXCEPT THAT PART LYING SOUTHERLY OF A LINE DRAWN PARALLEL TO AND 150.00 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF OGDEN AVENUE, AS MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 36 SAID MARTIN POTOKAR'S ADDITION TO LYONS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

David & Joleen Christine, being duly sworn on oath, states that
resides at 159 Circle Ridge Dr, Burr Ridge, IL. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

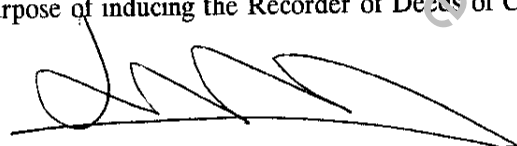
- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

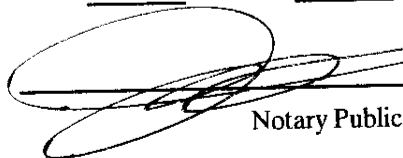
Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



Joleen A. Christine

SUBSCRIBED and SWORN to before me

this _____ day of 10-21-05.



Notary Public

