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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0617044073D

Doc#: 0617044073 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/19/2006 12:28 PM Pg: 1 of 3

THE GRANTOR(S), Capstone Partners, LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Benjamin D. Saxon, An Unmarried Man, (GRANTEE'S ADDRESS) 1200 W. Sherwin Ave., #3-J, Chicago, Illinois 60626 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 11-29-315-019-0000

Address(es) of Real Estate: 1200 W. Sherwin Ave., P-13, Chicago, Illinois 60626

Dated this 19th day of June, 2006

Capstone Partners, LLC

By: Nathan C. Jarvinen
Nathan C. Jarvinen
Member

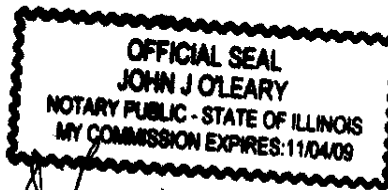
By: Nancy H. Jarvinen
Nancy H. Jarvinen
Member

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nathan C. Jarvinen, member Capstone Partners, LLC and Nancy H. Jarvinen, member Capstone Partners, LLC personally known to me to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of June, 2006



John J. O'Leary (Notary Public)

Property of Cook County Clerk's Office


Prepared By: John J. O'Leary
20 North Clark Street; Suite 1725
Chicago, Illinois 60602-5000


Mail To:
Benjamin D. Saxon
1200 W. Sherwin Ave., #3-J
Chicago, Illinois 60626

Name & Address of Taxpayer:
Benjamin D. Saxon
1200 W. Sherwin Ave., 3-J
Chicago, Illinois 60626

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
448580 \$225.00
06/19/2006 12:12 Batch 00713 72



COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000003111	REAL ESTATE TRANSFER TAX
	 JUN. 19.06		0001500
	REVENUE STAMP		FP 103042

STATE TAX	STATE OF ILLINOIS	# 0000095900	REAL ESTATE TRANSFER TAX
	 JUN. 19.06		0003000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 326669

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EXHIBIT 'A'

Legal Description

Parcel 1:

Unit P-13, together with its undivided percentage interest in the common elements, in THE BREAKERS CONDOMINIUMS as delineated and defined in the Declaration recorded October 21, 2002, as document number 0021153044, as amended from time to time, in the East Half of the Southwest Quarter of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document No. 0021153043, in Cook County, Illinois.

Property of Cook County Clerk's Office