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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0617231066 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2006 02:51 PM Pg: 1 of 4

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 Byung-Il Seo, An Unmarried Man, (GRANTEE'S ADDRESS) 1200 W. Sherwin Ave., 2-E, 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-22, Chicago, Illinois 60626

Dated this 3rd day of May, 2006

Capstone Partners, LLC

By: Nathan C. Jarvinen
Nathan C. Jarvinen
Member

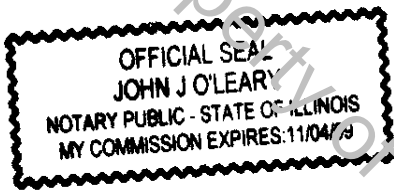
By: Nancy H. Jarvinen
Nancy H. Jarvinen
Member

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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 of Capstone Partners, LLC and Nancy H. Jarvinen, member of 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 3rd day of May, 2006



John J. O'Leary (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: _____

John J. O'Leary
Signature of Buyer, Seller or Representative

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

Mail To:
Byung-II Seo
1200 W. Sherwin Ave., 2-E
Chicago, Illinois 60626

Name & Address of Taxpayer:
Byung-II Seo
1200 W. Sherwin Ave., 2-E
Chicago, Illinois 60626

COOK County Clerk's Office

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EXHIBIT 'A'

Legal Description

Parcel 1:

Unit P-22, 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

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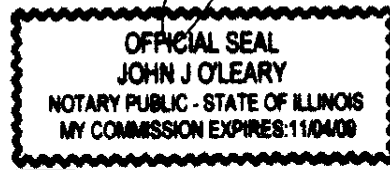
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/31/2006

Signature *Matthew J. ...*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor,
THIS 31 DAY OF May,
2006.



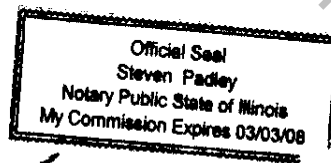
NOTARY PUBLIC *John J. O'Leary*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/31/06

Signature *Byrgel ...*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE
THIS 31st DAY OF MAY,
2006.



NOTARY PUBLIC *St. Padley*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]