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Chicago Title Insurance Company

## WARRANTY DEED IN TRUST



Doc#: 0617231068 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2006 02:56 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH, That the grantor(s) Capstone Partners, LLC of the County of Cook and 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) unto Robert Puccinelli and Mary Puccinelli, as Co-Trustees of The Puccinelli Family Living Trust under the provisions of a trust agreement dated the 16th of February, 1999 and as amended April 3, 2001, whose address is 527 S. Lombard Rd, Oak Park, Illinois 60304, the following described Real Estate in the County of Cook and State of Illinois, to wit:

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

THIS IS NOT HOMESTEAD PROPERTY

**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

PERMANENT TAX NUMBER: 11-29-315-019-0000

Address(es) of Real Estate: 1200 W. Sherwin Ave., P-16 Chicago, Illinois 60626

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 10<sup>th</sup> 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

I, John J. O'Leary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nathan C. Jarvinen, a member of Capstone Partners, LLC and Nancy H. Jarvinen, a 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 notarial seal, this 10<sup>th</sup> day of June, 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:**  
Robert Puccinelli  
527 S. Lombard Rd  
Oak Park, Illinois 60304

**Name & Address of Taxpayer:**  
Robert Puccinelli  
527 S. Lombard Rd  
Oak Park, Illinois 60304

Notary Public of Cook County Clerk's Office

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## EXHIBIT 'A'

### Legal Description

**Parcel 1:**

Unit P-16, 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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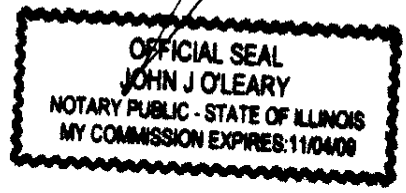
## STATEMENT BY GRANTOR AND GRANTEE

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 6/8/2006

Signature *Nathan Levine*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 8<sup>th</sup> DAY OF June, 2006.



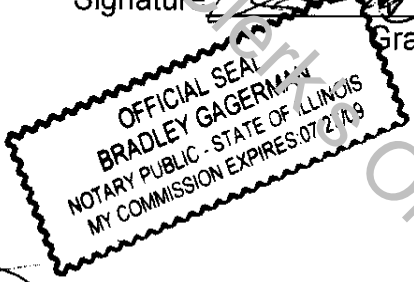
NOTARY PUBLIC *John J. O'Leary*

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 6/8/06

Signature *Robert Puccinelli*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Robert Puccinelli THIS 8<sup>th</sup> DAY OF June, 2006.



NOTARY PUBLIC *Bradley Gagerman*

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.]