

# UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 0724005085 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/28/2007 11:15 AM Pg: 1 of 3

Talwan 1668074 2013 CP

**WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company to  
Individual**

Property of Cook County Clerk's Office

THE GRANTOR(S), Capstone Partners, L.L.C., an Illinois limited liability company, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and (0/100) Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Thomas C. Farroh, of 2165 W. Jeland Avenue Chicago 60625 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, 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 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

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

Permanent Real Estate Index Number(s): 11-29-315-021-0000, 11-29-315-022-1002  
Address(es) of Real Estate: 1200 W. Sherwin, Unit L-O and P-26, , Chicago, IL 60626

Dated this 28<sup>TH</sup> day of JUNE, 20 07.

Capstone Partners, L.L.C.

By Nathan C. Jarvinen  
Nathan C. Jarvinen, Member

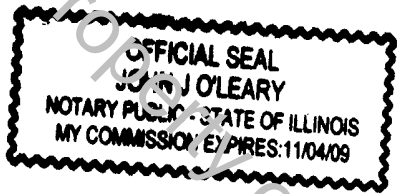
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STATE OF ILLINOIS, COUNTY OF COOK ss.

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, an Illinois Limited Liability Company, 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 28th day of June, 20 07.



*John J. O'Leary* (Notary Public)

**Prepared by:**  
John J. O'Leary  
LAW OFFICES OF JOHN J. O'LEARY  
20 South Clark Street  
Suite 500  
Chicago, Illinois 60603

**Mail to:**  
*STEPHEN L. O'LEARY*  
*6332 WEST NORTH AVE. UNIT 300*  
*CHICAGO, ILLINOIS 60707-4330*  
**Name and Address of Taxpayer:**  
Thomas C. Farroh  
1200 W. Sherwin, Unit L-O and P-26  
Chicago, IL 60626

COUNTY TAX

REVENUE STAMP

AUG. 24. 07

# 000014269

COOK COUNTY REAL ESTATE TRANSACTION TAX

FP 103028

00300.00

REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS

STATE TAX

AUG. 24. 07

# 000046071

REAL ESTATE TRANSFER TAX

00600.00

FP 103027

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

AUG. 24. 07

# 000013989

REAL ESTATE TRANSFER TAX

04500.00

FP 102812

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

Warrant:

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT L-O AND UNIT P-26, 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.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF UNIT P-26 AND THE TENANT OF UNIT L-O DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.