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Doc#: 0729605230 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/23/2007 02:39 PM Pg: 1 of 3

1002
WARRANTY DEED
ILLINOIS STATUTORY
Limited Liability Company to Joint
Tenants

260087
FIRST AMERICAN TITLE
ORDER # _____

THE GRANTOR(S), Capstone Partners, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Andrew Edeker and Paul Trout, not as Tenants in Common, but as Joint Tenants, of 5921 N. Kenmore #1 N, Chicago, IL 60660 Chicago, IL 60660 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, Special taxes or assessment for, 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

TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Number(s): 11-29-315-022-1018 11-29-315-021-0000

Address(es) of Real Estate: 1200 W. Sherwin #2-O, P12, , Chicago, IL 60626

Dated this 12 day of October, 20 07.

Nathan C. Jarvinen,
Member Capstone Partners, LLC

3K9

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Exhibit "A" – Legal Description

UNIT 2-0 AND UNIT P-12, 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- 12 AND THE TENANT OF UNIT 2-0 DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.

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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, 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 12th day of October, 2007.



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, IL 60603

Mail to: James Zazakis, Esq.
4315 N. Lincoln
Chicago, IL 60618

Name and Address of Taxpayer:
Andrew Edeker and Paul Trout
1200 W. Sherwin #2-O, P12
Chicago, IL 60626

REVENUE STAMP

COUNTY TAX
REAL ESTATE TRANSACTION TAX

COOK COUNTY

OCT. 23. 07

0000048443

REAL ESTATE TRANSFER TAX

00379.00

FP 103028

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

OCT. 23. 07

0000048444

REAL ESTATE TRANSFER TAX

00758.00

FP 103027

CITY TAX

CITY OF CHICAGO

OCT. 23. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015153

REAL ESTATE TRANSFER TAX

05685.00

FP 102812