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WARRANTY DEED (STATUTORY - ILLINOIS)

Doc#: 0819654008 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2008 01:56 PM Pg: 1 of 3

THE GRANTOR(S), **COURTNEY M. CATANZARO (F/K/A, COURTNEY M. LABEAU) MARRIED TO JULIAN CATANZARO, AND JAMES M. LABEAU, JR., DIVORCED & NOT SINCE REMARRIED**;**

of the Village of ARLINGTON HEIGHTS, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to:

BT 07-05753 12
**SALVATORE FRAGALE
AND BRUNO CAPONIGRO**
1104 HEMLOCK, MT. PROSPECT, IL 60056

- [1] ~~GRANTEES, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS, VROS,~~
- [2] GRANTEES, NOT AS JOINT TENANTS, VROS, BUT AS TENANTS IN COMMON;

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: General Taxes for the year 2007 (2nd Installment), and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record. (**THIS IS NOT HOMESTEAD PROPERTY AS TO KATHLEEN K. LABEAU, NOW DIVORCED FROM JAMES M. LABEAU, JR.)

PIN(S): 03-21-402-014-1261
Address of Real Estate: 2415 E. OLIVE, UNIT 2-J, ARLINGTON HEIGHTS, IL 60004

DATED THIS 25 DAY OF June, 2008:

Courtney M. Catanzaro
COURTNEY M. CATANZARO

Julian Catanzaro
JULIAN CATANZARO

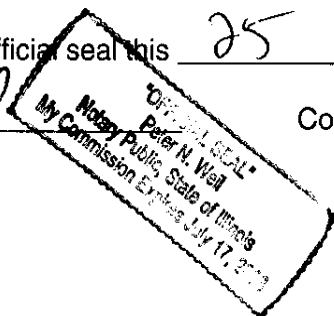
James M. Labeau, Jr.
JAMES M. LABEAU, JR.

State of Illinois, County of Lake ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: COURTNEY M. CATANZARO, JULIAN CATANZARO, husband and wife, and JAMES M. LABEAU, JR., divorced and not since remarried, personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), for the uses and purposes set forth therein, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal this 25 day of June, 2008.

[Signature]
NOTARY PUBLIC

Commission Expires: 7-17-08



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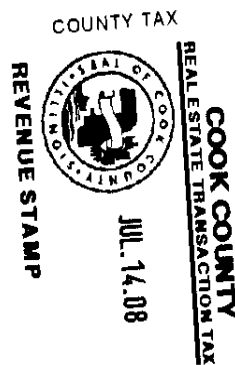
LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

2415 E. OLIVE, UNIT 2-J, ARLINGTON HEIGHTS, IL 60004

SEE ATTACHED LEGAL DESCRIPTION.

Property of Cook County Clerk's Office



Instrument Prepared By: Peter N. Weil, Esc.
175 Olde Half Day Rd., Ste. 134
Lincolnshire, IL 60069

0000005106

FP 103045	0005475	REAL ESTATE TRANSFER TAX
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AFTER RECORDING, MAIL TO:

PAUL DeBlasi
5536 W. Montross Ave.
Chicago IL 60641

SEND SUBSEQUENT TAX BILLS TO:

BRUNO CAPONIZIO
1107 BARBER
MT. PROSPECT, IL 60056

PAGE TWO OF THREE



# 0000005216	REAL ESTATE TRANSFER TAX
	0010950
	FP 103050

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LEGAL DESCRIPTION:

**2415 E. OLIVE, UNIT 2-J
ARLINGTON HEIGHTS, IL 60004**

PIN(S): 03-21-402-014-1261

UNIT NO. 8-2J IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BYZALE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST #48142, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25108489 AND AS AMENDED BY DOCUMENT NO. 25145981.