



WARRANTY DEED

Doc#: 1319942019 Fee: \$80.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 07/18/2013 08:39 AM Pg: 1 of 2

THIS AGREEMENT, made this 25th day of June, 2013, between Geoffrey Von Rentzell, single, Grantor, and Evan Kapanga and Christine Kapanga, as tenants by the entirety, Grantee. WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's

heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

* HUSBAND AND WIFE.

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
 HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor's, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever.

And the Grantor, for herself, and her heirs and assigns, covenants, promises and agrees, to and with the Grantee, and the Grantee's heirs and assigns, that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under them, WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused their names to be signed to these presents as of the day and year first above written.

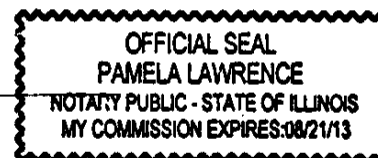
Geoffrey Von Rentzell

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Geoffrey Von Rentzell, personally known to me and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth herein.

Given under my hand and notarial seal this 25th day of June, 2013.

Notary Public



S N K
 P 2
 S N
 SC V
 INT AB

This instrument prepared by: Jessica Miedema, Esq., Matanky and Matanky, Ltd.
 200 N. LaSalle St., Ste. 2350, Chicago, IL 60601

After recording, return to: Jessica Miedema, Matanky and Matanky, Ltd., 200 N. LaSalle St., Ste. 2350, Chicago, IL 60601
 Bradford Miller Law PC, 134 N. LaSalle, #1040, Chicago, IL 60602
 Send subsequent tax bills to: Evan Kapanga and Christine Kapanga, 700 W. VanBuren St., 1009, Chicago, IL 60607

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1009 IN THE 700 W. VAN BUREN CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 TO 8 IN MICAJAM GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLOCK 21 IN THE SCHOOL SECTION ADDITION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010777255, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2:


THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 48 A LIMITED, COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010777255, AND AMENDED FROM TIME TO TIME.

commonly known as: 700 W. Van Buren St., Unit 1009, Chicago, IL 60607

Permanent Index No. : 17-16-117-010-1049

THIS DEED IS SUBJECT TO: (A) General real estate taxes not due and payable at the time of Closing; (B) Covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER		06/25/2013
	CHICAGO:	\$1,702.50
	CTA:	\$681.00
	TOTAL:	\$2,383.50
17-16-117-040-1049 20130601600348 V5FGK4		

REAL ESTATE TRANSFER		06/25/2013
	COOK	\$113.50
	ILLINOIS:	\$227.00
	TOTAL:	\$340.50
17-16-117-040-1049 20130601600348 MMEWQ7		