

# UNOFFICIAL COPY



1519126035D

WARRANTY DEED

Doc#: 1519126035 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/10/2015 12:51 PM Pg: 1 of 3

Preparer File: 2650017  
FATIC No.:

**FIRST AMERICAN**  
File # 2050017 1A

THE GRANTOR, Capstone Partners, L.L.C, 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 Bilig Bater, and Subda Bater, husband and wife, as Tenants by the Entirety, 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 assessments for 2015; General taxes for the year 2015 and subsequent years

Permanent Real Estate Index Number(s): 11-29-315-024-1009 11-29-315-024-1056

Address(es) of Real Estate: 1200 W Sherwin Avenue 1-O & P 25  
Chicago, IL 60626

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its , and attested by its this:

Dated this 5<sup>th</sup> day of June, 2015.

Capstone Partners, L.L.C

By: *Nathan C Jarvinen*  
Nathan C Jarvinen, Manager, Capstone Partners, L.L.C.

By: *Nancy Haag Jarvinen*  
Nancy Haag Jarvinen, Manager, Capstone Partners, L.L.C.

Handwritten initials and numbers: V, 3, A, 30, INT

REAL ESTATE TRANSFER TAX		06-Jul-2015
	CHICAGO:	4,087.50
	CTA:	1,635.00
	TOTAL:	5,722.50

11-29-315-024-1009 | 20150601693295 | 1-914-581-888

REAL ESTATE TRANSFER TAX		06-Jul-2015
	COUNTY:	272.50
	ILLINOIS:	545.00
	TOTAL:	817.50

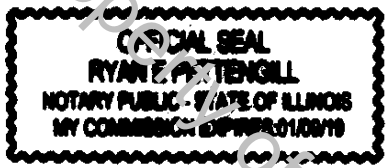
11-29-315-024-1009 | 20150601693295 | 0-271-717-248

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STATE OF ILLINOIS, COUNTY OF COOK )) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Nathan C Jarvinen and Nancy Haag Jarvinen, personally known to me to be the Managers of the Capstone Partners, L.L.C, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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 5<sup>th</sup> day of June, 2015



*R. Fettingill*  
\_\_\_\_\_  
Notary Public

Prepared by:

John J. O'Leary - O'Leary Law Firm, LLC  
20 N. Clark Street Suite 850  
Chicago, IL 60602

Mail to:

Bilig and Subda Bater  
1200 W Sherwin Avenue 1-O  
Chicago, IL 60626

Name and Address of Taxpayer:

Bilig and Subda Bater  
1200 W Sherwin Avenue 1-O  
Chicago, IL 60626

Proprietary of Cook County Clerk's Office



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## Exhibit "A" – Legal Description

UNIT 1-O AND PARKING SPACE P-25, 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.

Known as 1200 West Sherman Avenue, Unit 1-O and P 12, Chicago Illinois 60626

Property of Cook County Clerk's Office

