

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY



Doc#: 1608450072 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/24/2016 02:14 PM Pg: 1 of 6

Return to:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074  
WTZ PPS 02732

THE GRANTOR, Capstone Partners L.L.C., an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Pauline M. Noznick, Trustee of the Peter W Noznick Living Trust dated October 22, 2014, and any amendments thereto, of the County of Cook, 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 General taxes

Permanent Real Estate Index Number: 11-29-315-024-1054

Address of Real Estate: 1200 W Sherwin Avenue, P 23 Chicago, IL 60626  
1194

In Witness Whereof, said party has caused its name to be signed to these presents by its Managers, this:

18 day of March, 2016

Capstone Partners, L.L.C.

By: Nathan Jarvinen  
Nathan C Jarvinen, Manager, Capstone Partners, LLC

By: Nancy Haag Jarvinen  
Nancy Haag Jarvinen, Manager, Capstone Partners, LLC

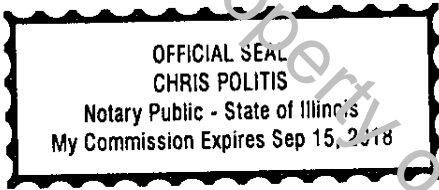


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STATE OF ILLINOIS, COUNTY OF COOK SS

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 Captstone 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 severally acknowledged that as such signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of March, 2016.



[Signature]  
Notary Public

**Prepared by:**

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

**Mail to:**

Barbara Goodman, Esq.  
400 Skokie Boulevard, Suite 380  
Northbrook, Illinois 60062

**Name and Address of Taxpayer:**

EXEMPT UNDER THE PROVISIONS  
OF PARAGRAPH E SECTION 4  
OF THE REAL ESTATE TRANSFER  
TAX ACT

Date: 3/18/2016 By: [Signature]



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## Exhibit "A" – Legal Description

PARKING SPACE P-23, 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.

<sup>1194</sup>  
Known as ~~4200~~ W Sherwin Avenue Parking Space P-23, Chicago Illinois 60626

Property of Cook County Clerk's Office



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Corporate Headquarters: 400 Skokie Blvd., Suite 380, Northbrook, IL 60062

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 21, 2016.

Barbara Goodman  
Signature: \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me by the  
Said this 21st day of March, 2016.

\_\_\_\_\_  
Notary Public



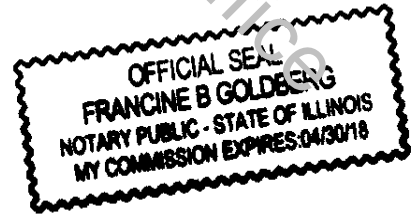
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 21, 2016.

Barbara Goodman  
Signature: \_\_\_\_\_ Grantee or Agent

Subscribed and sworn to before me by the  
Said this 21st day of March, 2016.

\_\_\_\_\_  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. [Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

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REAL ESTATE TRANSFER TAX 24-Mar-2016



COUNTY:	0.00
ILL. NOIS:	0.00
TOTAL:	0.00

11-29-315-024-1054 | 20160301682822 | 0-711-423-552

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**REAL ESTATE TRANSFER TAX** 24-Mar-2016

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



11-29-315-024-1054 | 20160301682822 | 0-442-988-096

\* Total does not include any applicable penalty or interest due.