

UNOFFICIAL COPY



Doc#: 0719101295 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/10/2007 02:02 PM Pg: 1 of 3

LIMITED WARRANTY DEED

SA 320747 CTI

KNOW ALL MEN BY THESE PRESENTS:

That IB PROPERTY HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY
COMPANY, herein called 'GRANTOR',
whose mailing address is: 4225 Ponce De
Leon Blvd., Coral Gables, Florida 33146,
FOR AND IN CONSIDERATION OF
TEN and NO/100 DOLLARS, and other

good and valuable consideration, to it in hand paid by the party or parties identified
below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

FORD HEIGHTS HOPE CENTER

an individual herein, whether one or more, called 'GRANTEE' whose mailing address is:
101 CHESTNUT, PARK FOREST, ILLINOIS

all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

Lots 29, 30, 31 and 32 in Block 2 in Thomas Cheney and Waugh's First
Addition to Chicago Heights a subdivision in Section 23, Township 35
North, Range 14 East of the Third Principal Meridian in Cook County,
Illinois

Permanent Tax No. 32-23-118-040, 32-23-118-041, 32-23-118-042 and
32-23-118-043

Address of Property : 1001 East Lincoln Highway/14th Street, Ford
Heights, Illinois

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or
successors and assigns forever, subject to (a) covenants, conditions and restrictions of
record, (b) private, public and utility easements and roads and highways, if any; (c) party
wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special
taxes or assessments for improvements not yet completed, if any (f) installments not due
at the date hereof of any special tax or assessment for improvements heretofore
completed, if any (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if
any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may
appear of record.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to
warrant and forever defend all and singular the said premises unto the said GRANTEE,
his heirs or successors and assigns, against every person whomsoever lawfully claiming

BOX 334 CTI

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUL. 10.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1071900000 #

REAL ESTATE TRANSFER TAX

0007450

FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL. 10.07

REVENUE STAMP

000007503 #

REAL ESTATE TRANSFER TAX

0003725

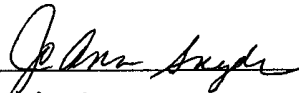
FP 103034

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or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 8th day of May, 2007, in its name by JoAnn Snyder, its Vice President, thereunto authorized by resolution of its board of Members.

IB PROPERTY HOLDINGS, LLC



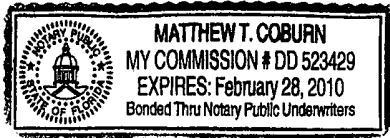
JoAnn Snyder
Vice-President
IB Property Holdings, LLC



(AFFIX SEAL)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of May, 2007, by JoAnn Snyder as Vice President of IB PROPERTY HOLDINGS, LLC, on behalf of the said corporation.





NOTARY PUBLIC

MAIL TO:
Ford Heights Hope Center
1429 Regent Lane
Ford Heights, IL
60411

Tax bills (+)
Robin Quinn
P.O. Box 126
PARK FOREST, IL

This instrument prepared by:

60466

KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453