

UNOFFICIAL COPY



CTI (L) SA3207579 1A11
LIMITED WARRANTY DEED

Doc#: 0801033044 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/10/2008 10:18 AM Pg: 1 of 2

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 DeLeon Boulevard,
Coral Gables, Florida 33134

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:

MIDWEST INVESTORS GROUP, INC.

an individual herein, whether one or more, called 'GRANTEE' whose mailing address is:

3141 COUNTRY LANE, WILMETTE, ILLINOIS 60091

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

Lots 15 and 16 in Grayland Park Addition to Chicago in the East 1/2 of the Northeast 1/4
of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian in
Cook County, Illinois

Permanent Tax No. 13-21-203-005 and 006

Address of Property: 4827-31 W. Irving Park Road, Chicago, IL

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


2/19

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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 27th day of December, 2007 in its name by JoAnn Snyder, its Vice President, thereunto authorized by resolution of its board of Members.

IB PROPERTY HOLDINGS, LLC

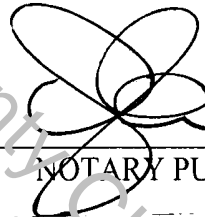
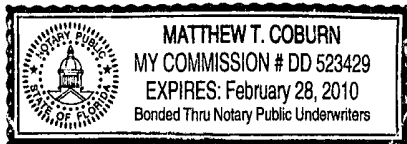


JoAnn Snyder
Vice-President
IB Property Holdings, LLC

(AFFIX SEAL)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27th day of December, 2007, by JoAnn Snyder as Vice President of IB PROPERTY HOLDINGS, LLC, on behalf of the said corporation.



NOTARY PUBLIC

MAIL TO:

William E. Hale
4001 W. DEVON AVE #502
CHICAGO IL 60646

STATE OF ILLINOIS



JAN. - 9.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00720.00
FP 03032

0000046636

This instrument prepared by:

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

CITY OF CHICAGO



JAN. - 9.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000132

REAL ESTATE TRANSFER TAX

05400.00

FP 103033

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. - 9.08

COUNTY TAX

REVENUE STAMP

0000046636

REAL ESTATE TRANSFER TAX

00360.00

FP 103034