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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this 31st day of December, 2008, between IB PROPERTY HOLDINGS, LLC., a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and XIAO PING WU & ZHUO YAN CHEN

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to THEIR 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:



Doc#: 0906940145 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/10/2009 02:31 PM Pg: 1 of 4

LOT 28 IN THOMASSON'S FIFTH RAVENSWOOD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF BLOCKS 21 AND 28 IN JACKSON'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 11 AND THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1st AMERICAN TITLE order # 1833058

Together with all and singular the hereditaments and appurtenances there unto belonging, or in anyway 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, 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(S), THEIR heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), THEIR heirs and assigns, that it 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.

Permanent Real Estate Numbers: 13-11-430-019-0000

Address of the Real Estate: 4836 N. SAWYER., CHICAGO, ILLINOIS 60625

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Property of
STATE OF ILLINOIS
MAR.-2.09



STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00153.00
FP 103027
000000000

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR.-2.09
COUNTY TAX
STATE OF COOK COUNTY
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
00076.50
FP 103028
000000251

CITY OF CHICAGO
MAR.-2.09
CITY TAX
CITY OF CHICAGO
REVENUE STAMP
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
01606.50
FP 102812
663300000

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President, and, if applicable, to be attested by its Secretary, the day and year first above written.

IB PROPERTY HOLDINGS, LLC.

By _____

Kathleen M. Sovic
First Vice President

Attest: _____

Rebecca G. KLER
Secretary

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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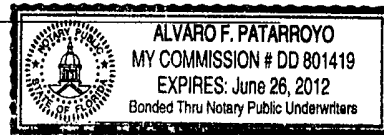
STATE OF FLORIDA ,
COUNTY OF Miami-Dade) ss.

I, Alvaro Patarro, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen M. Sovic, personally known to me to be the Vice President of IB PROPERTY HOLDINGS, LLC., a DE corporation, and Rebecca Barkel, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31ST day of December, 2008.

Notary Public

Commission Expires



MAIL TO:

ZHUO YAN CHEN
4836 N. SAWYER
CHICAGO, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

ZHUO YAN CHEN
4836 N. SAWYER
CHICAGO, IL 60625