

# UNOFFICIAL COPY

CT#LSA3207770  
LIMITED WARRANTY DEED



Doc#: 0936533000 Fee: \$66.00  
Eugene "Gene" Moore RHP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2009 08:18 AM Pg: 1 of 4

KNOW ALL MEN BY THESE PRESENTS:

That IB PROPERTY HOLDINGS, LLC, A  
DELAWARE LIMITED LIABILITY  
COMPANY, herein called

'GRANTOR', whose mailing address is:

4425 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:

TOM MORANO

called 'GRANTEE' whose mailing address is: 3221 S. Leavitt, Chicago IL

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

SUB LOTS 17 AND 18 IN PAUL F. KNEFFL AND COMPANY'S SUBDIVISION OF  
BLOCK 29 IN JAMES H. REES SUBDIVISION AND THE NORTHEAST ¼ OF  
SECTION 11 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Permanent Tax No. 19-11-204-038 AND 19-11-204-039  
Address of Property : 5038 S. Christiana Avenue, 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 CT  
BOND 333000


Handwritten signature

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
  
 DEC. 28. 09  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000058824  
 REAL ESTATE TRANSFER TAX  
 00140.00  
 FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
  
 DEC. 28. 09  
 REVENUE STAMP

# 0000053919  
 REAL ESTATE TRANSFER TAX  
 00070.00  
 FP 103034

CITY OF CHICAGO  
  
 DEC. 28. 09  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000005279  
 REAL ESTATE TRANSFER TAX  
 01470.00  
 FP 103033

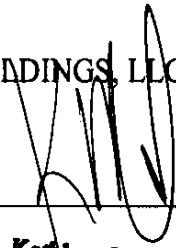
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or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 23<sup>rd</sup> day of November, 2009 in its name by Kathleen M. Sovic its First Vice President thereunto authorized by Resolution of the board of directors.

IB PROPERTY HOLDINGS, LLC  
BY:



**Kathleen M. Sovic**  
First Vice President

(AFFIX SEAL)

STATE OF Florida  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2009 as \_\_\_\_\_ of IB PROPERTY HOLDINGS, LLC., on behalf of the said corporation.

NOTARY PUBLIC

MAIL TO:  
Ricardo E Correa  
4639 S. Pulaski  
Chicago IL 60632



This instrument prepared by:

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

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1410 SA3207770 EP  
**STREET ADDRESS:** 5038 S. CHRISTIANA  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 19-11-204-038-0000

**LEGAL DESCRIPTION:**

SUB LOTS 17 AND 18 IN PAUL F. KNEFFL AND COMPANYYS' SUBDIVISION OF BLOCK 29 IN JAMES H. REES SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office