

UNOFFICIAL COPY



Doc#: 1016011076 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/09/2010 11:14 AM Pg: 1 of 3

LIMITED WARRANTY DEED

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:

LUIS ROMAN

called 'GRANTEE' whose mailing address is:

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

LOT 21 IN BLOCK 1 IN CENTRAL PARK ADDITION TO CHICAGO, A
SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF BARRY
POINT ROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Permanent Tax No. 16-14-201-002-0000

Address of Property : 3451 W. MADISON STREET, CHICAGO, IL 60624

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 (k) all obligations and liabilities as may
appear of record and (l) proceeding pending in case 08M1401123.


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,

BOX 334 CTT

Handwritten notes on the left margin: a circled '2', 'AM', '20820245', and '20820245'.


Handwritten mark on the right margin: a stylized '2' or '3'.

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STATE OF ILLINOIS

 JUN. -2.10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


000002189

REAL ESTATE TRANSFER TAX
00065.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUN. -2.10
 REVENUE STAMP

000002183

REAL ESTATE TRANSFER TAX
00032.50
FP 103034

CITY OF CHICAGO
 CITY TAX

 JUN. -2.10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000000648

REAL ESTATE TRANSFER TAX
00683.00
FP 103033

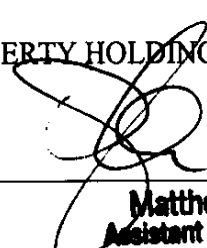
Property of Cook County Clerk's Office

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his heirs or successors and assigns, against every person whomsoever lawfully claiming 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 7th day of May, 2010 in its name by Matthew Coburn its Assistant Secretary thereunto authorized by resolution of its board of directors.

IB PROPERTY HOLDINGS, LLC
BY:



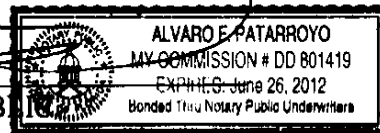
Matthew Coburn
Assistant Secretary

(AFFIX SEAL)

STATE OF Florida
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of May, 2010 as Assistant Secretary of IB PROPERTY HOLDINGS, LLC., on behalf of the said corporation.

NOTARY PUBLIC



MAIL TO: **JAIME R. SANTANA, P.C.**
ATTORNEY AT LAW
2750 N. ASHLAND AVE.
CHICAGO, ILLINOIS 60614-1106

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