



Doc#: 1018833077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/07/2010 11:08 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

AFTER RECORDING MAIL TO:

John Walkosz
535 W. 37th St.
Chicago, IL 60609

NAME AND ADDRESS OF

TAXPAYER:

John Walkosz
535 W. 37th St.
Chicago, IL 60609

C.T.I.C. 8498772 D2 KARSA

SERIES A OF IBT HOLDINGS LLC, an Illinois limited liability company, Grantor, on June 28, 2010, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **JOHN WALKOSZ**, a married man, as Grantee, Grantor's entire estate, right, title, interest, claim and demand in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made a part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or charge the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor **WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exceptions stated on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on the date written above and year first above written.

GRANTOR:

SERIES A OF IBT HOLDINGS LLC, an Illinois limited liability company

By: Inland Bank and Trust,
Member-Manager

By: [Signature]
Name: Ryan Wells
Title: Assistant Vice President

S ✓
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S ✓
SC ✓
INT ✓

Box 400-CTCC

UNOFFICIAL COPY

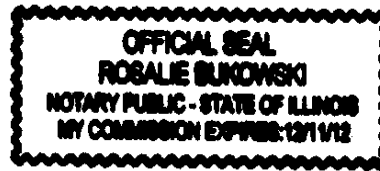
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State named above, certify that Ryan Wells, who I personally know to be the Asst Vice President of **Inland Bank and Trust, Member-Manager of SERIES A OF IBT HOLDINGS LLC**, an Illinois limited liability company, and the person whose name is subscribed to the foregoing instrument appeared in front of me today in person, and acknowledged that s/he signed and delivered the instrument on behalf of such company, as his or her free and voluntary act and as the free and voluntary act of said company for the purposes stated in the instrument.

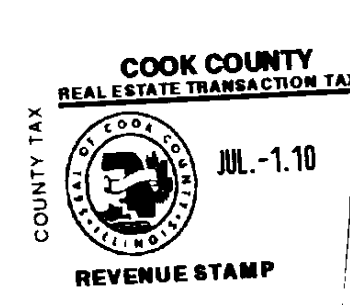
Given under my hand and notarial seal, on June ^{27th} 20, 2010.

Rosalie Bukowski
Notary Public

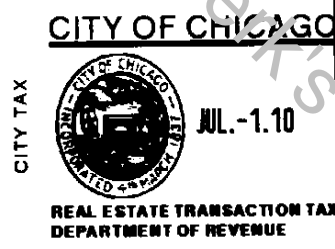
My commission expires on 12/11/2012



REAL ESTATE TRANSFER TAX
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FP 103024



REAL ESTATE TRANSFER TAX
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FP 103022



REAL ESTATE TRANSFER TAX
0051450
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FP 103023

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH 1/2 OF LOT 2674 IN FREDERICK H. BARTLETTS GREATER CHICAGO SUBDIVISION NO.5, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/3 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 10725 S. Rhodes, Chicago, Illinois 60628

P.I.N.: 25-15-403-020-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

1. General real estate taxes for the years 2009 and subsequent years which are not yet due and payable.
2. All private, public and utility easements and roads and highways.
3. Zoning, housing and building laws and ordinances, including violations of same, if any.
4. Unconfirmed special governmental taxes and assessments.
5. Special governmental taxes or assessments for improvements not yet completed.
6. Covenants, conditions and restrictions of record.
7. Encroachments and any other matters that would be shown by an accurate survey of the property.
8. All acts and/or omissions of the Grantor.

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