

# UNOFFICIAL COPY



MAIL TO:

*(Handwritten initials)*

1002  
1301288  
SNTIC

John Thomas Co.

6207 N. Milwaukee

Niles, IL 60714

Doc#: 1100455067 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2011 09:10 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 20 day of December 2010, between **Series A of IBT Holdings LLC**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **John R. Thomas Company**, party of the second part, WITNESSETH, that the party of the first part, for and, in consideration of the sum of \$10,00 (Ten dollars and no/100s ) in hand paid by the party of the second part, 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 party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

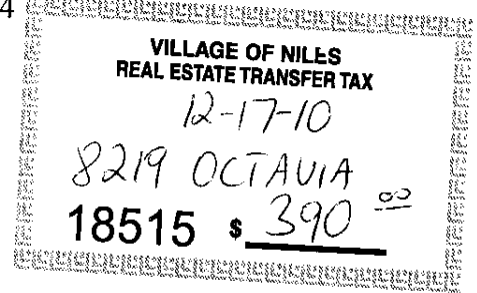
SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, light, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 09-24-427-020-0000

PROPERTY ADDRESS: 8219 N. Octavia, Niles, Illinois 60714



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IN WITNESS WHEREOF, said party of the first part has caused by its Attorney-in-Fact, the day and year first above written.

PLACE CORPORATE

Series A of IBT Holdings LLC

*J B Vinson*

State of Illinois )

County of Cook)

I, *Therese Frey*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *J. B. Vinson*, personally known to me to be authorized to sign documents for Series A of IBT Holdings LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this *17<sup>th</sup>* day of *December* 2010/

*Therese Frey*  
Notary Public

My commission expires: *3-16-11*

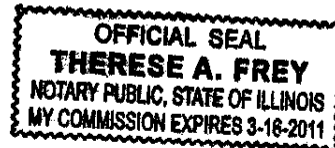
This Instrument was prepared by:  
Marianne Savaiano Fleisher, 2490 Palazzo Court, Buffalo Grove, IL 60089

PLEASE SEND SUBSEQUENT TAX BILLS TO:

*John R. Thomas Co*

*1767 N. Milwaukee*

*Orland, IL 60717*



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## FIDELITY NATIONAL TITLE INSURANCE COMPANY



6767 N. MILWAUKEE AVE #208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300  
FAX: (847) 588-1744

ORDER NUMBER: 2010 013012883 SCF  
STREET ADDRESS: 8219 N. OCTAVIA

CITY: NILES COUNTY: COOK COUNTY  
TAX NUMBER: 09-24-427-010-0000

**LEGAL DESCRIPTION:**

LOT 17 IN BLOCK 2 IN PARK VIEW BEING A SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 18, 1953 AS DOCUMENT 1499650 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerks Office

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
DEC. 29. 10  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
# 0000013205  
0006500  
FP 103046

STATE OF ILLINOIS  
STATE TAX  
DEC. 29. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
# 0000013337  
0013000  
FP 103043