

UNOFFICIAL COPY

This Instrument Prepared By
And After Recording Return To:
Scott & Kraus, LLC
150 S. Wacker, Suite 2900
Chicago, Illinois 60606
Attention: Eugene S. Kraus, Esq.



Doc#: 1110318052 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2011 03:05 PM Pg: 1 of 5

4/12
4404950 GIT/for

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

VIKTOR HOLDINGS, LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **SERIES S OF IBT HOLDINGS, LLC**, an Illinois limited liability company ("**Grantee**"), whose mailing address is 2805 Butterfield Road, Suite 200, Oak Brook, Illinois 60523, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit 1 attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**"); subject, however, to those matters described in Exhibit 2 attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401 permitting deeds in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee hereunder shall not merge with the interests of Grantor under that certain Mortgage and Security Agreement dated November 9, 2007 made by Grantor, as mortgagor, in favor of Grantee, as mortgagee, recorded in the real property records of Cook County, Illinois as

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Document No. 0733257009, as may be amended from time to time or any of the security documents described therein.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of February 5, 2010.

GRANTOR:

VIKTOR HOLDINGS, LLC, an Illinois limited liability company

By: 

Viktor Jakovljevic, its Managing Member

STATE OF ILLINOIS

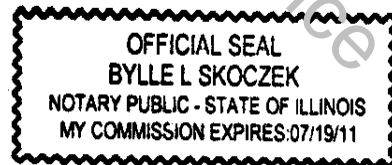
COUNTY OF COOK



The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Viktor Jakovljevic, manager of VIKTOR HOLDINGS, LLC, an Illinois limited liability company, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.


Notary Public, State of Illinois


BYLLE L SKOCZEK
(printed name)

My commission expires: 7-19-11



REAL ESTATE TRANSFER		04/07/2011
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

17-08-214-010-1004 | 20110201600251 | N7U8YH

REAL ESTATE TRANSFER		04/07/2011
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

17-08-214-010-1004 | 20110201600251 | 2XFW6G

Exempt under provisions of Paragraph M, Section 4, Real Estate Transfer Act.

4/11/11
Date


Notary, Officer or Representative

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EXHIBIT 1

LEGAL DESCRIPTION:

~~PARCEL 4~~ UNIT 823-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUPERIOR POINT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00990666, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 823 W. Superior #4, Chicago, Illinois

P.I.N.: 17-08-214-010-1004

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EXHIBIT 2

PERMITTED EXCEPTIONS:

1. Taxes for the year 2009, and subsequent years.
2. Mortgage and Security Agreement dated November 9, 2007, and recorded on November 28, 2007, with the Cook County Recorder as document number 0733257009.

Property of Cook County Clerk's Office

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STATEMENT FOR GRANTOR OR GRANTEE

The grantor or its agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, limited liability company or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

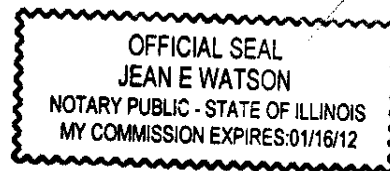
Dated February 5, 2010

Signature: _____

Grantor or Agent

SUBSCRIBED AND SWORN to before
me this 5th day of February, 2010

Notary Public



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, limited liability company or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

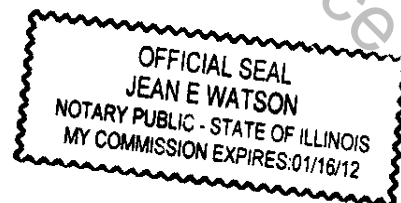
Dated February 5, 2010

Signature: _____

Grantee or Agent

SUBSCRIBED AND SWORN to before
me this 5th day of February, 2010

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.