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Doc#: 1122804030 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2011 09:33 AM Pg: 1 of 3

SPECIAL 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 33146

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:

DESI LAMONT SMITH

called 'GRANTEE' whose mailing address is: 667 W. New York Street, Aurora, IL

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

LOT 29 (EXCEPT THE NORTH 1.15 FEET THEREOF) IN BLOCK 3 IN TREAT'S
SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Permanent Tax No.: 16-02-305-025

Address of Property: 1101 N. Ridgeway, Chicago

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) drainage ditched, drain tiles, feeders,
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

CITY OF CHICAGO



AUG.-9.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

00000009834

REAL ESTATE TRANSFER TAX	
00325.50	
FP 103033	

BOX 334 CTV

S Y
P 3
S N
SC Y
INT 7

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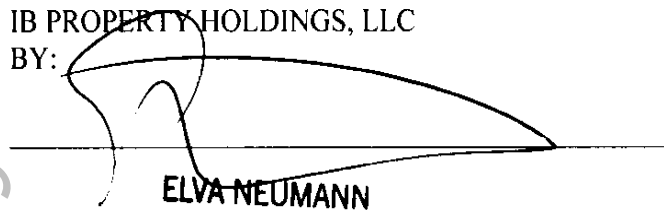
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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming 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 18th day of July, 2011 in its name by Elva Neumann its Senior Vice President thereunto authorized by resolution of its board of directors.

IB PROPERTY HOLDINGS, LLC

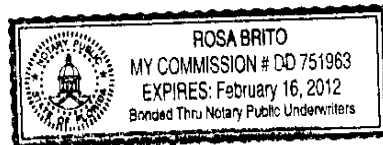
BY:


ELVA NEUMANN

(AFFIX SEAL)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18th day of July, 2011 by Elva Neumann as Senior Vice President of IB PROPERTY HOLDINGS, LLC, on behalf of the said corporation.




NOTARY PUBLIC

MAIL TO:

Desi L. Smith
1667 W. New York St.
Aurora, IL 60506

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

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