

UNOFFICIAL COPY



11356040140

Doc#: 1135604014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/22/2011 08:55 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:

M2 HOLDINGS LLC AND FISCHER REAL ESTATE SALES AND CONSULTING

called 'GRANTEE' whose mailing address is:

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

SEE ATTACHED LEGAL DESCRIPTION

Permanent Tax No.: 32-29-210-030-0000

Address of Property: 2222 E. End Avenue, Chicago Heights, IL 60411

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.

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.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 13 day of October, 2011 in its name by Sonia Asencio its Assistant Secretary thereunto authorized by resolution of its board of directors.

IB PROPERTY HOLDINGS, LLC

BY:



Sonia Asencio
Assistant Secretary

(AFFIX SEAL)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

REAL ESTATE TRANSFER 11/15/2011



COOK \$15.00
ILLINOIS: \$30.00
TOTAL: \$45.00

32-29-210-030-0000 | 20111101600217 | BNARK5

The foregoing instrument was acknowledged before me this 13 day of October, 2011 by Sonia Asencio as Assistant Secretary of IB PROPERTY HOLDINGS, LLC, on behalf of the said corporation.



NOTARY PUBLIC

MAIL TO:

Gary Davidson
58 E Clinton #200
Joliet IL 60432

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

Mail Tax Bills to:
Fischer Real Estate Sales
& Consultants Inc
19962 Torrence Ave
LYNWOOD IL 60411

Permanent Tax No.: 32-29-210-030-0000
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LEGAL DESCRIPTION

BLOCK 168 (EXCEPT THAT PART OF SAID BLOCK BEGINNING ON THE WEST LINE 165 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE EASTERLY ON THE NORTHEASTERLY LINE THEREOF TO THE NORTHEAST CORNER OF SAID BLOCK; THENCE SOUTH ON THE EAST LINE OF SAID BLOCK 17 FEET; THENCE SOUTH WESTERLY ON A CURVE WITH A RADIUS OF 458.3 FEET CONVEX TO THE NORTH WEST TO THE POINT OF BEGINNING, EXCEPT ALSO THAT PART OF SAID BLOCK 168 BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 165 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 458.3 FEET TO A POINT IN THE EAST LINE OF SAID BLOCK, 17 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK TO A POINT ON A CURVED LINE BEING 25 FEET SOUTH EASTERLY OF AND CONCENTRIC TO SAID CURVED LINE ABOVE DESCRIBED; THENCE SOUTH WESTERLY ON SAID CURVED LINE 25 FEET FROM AND CONCENTRIC TO SAID FIRST DESCRIBED CURVED LINE TO A POINT ON A LINE 25 FEET EAST OF MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ON SAID LINE PARALLEL WITH THE WEST LINE OF SAID BLOCK TO A POINT IN THE SOUTH LINE THEREOF 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 25 TO THE POINT OF BEGINNING) IN CHICAGO HEIGHTS IN THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 32-29-210-030-0000
Address of Property: 2222 E. End Avenue, Chicago Heights, Illinois 60411