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MAIL TO:

Daniel P. Fitzgerald, Esq.
1280 Iroquois Avenue, Suite 100
Naperville, IL 60563



Doc#: 1214433082 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/23/2012 10:57 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 15th day of February 2012, between **Series A of IBT Holdings LLC**, an Illinois Limited Liability Company 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 (Grantor), and **EAN HOKINS LLC** of the second part (Grantees), 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 limited liability company, by these presents does GRANT, 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

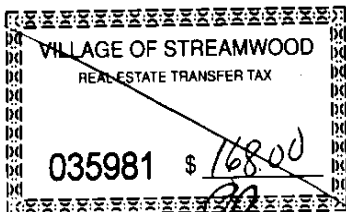
SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS OF RECORD.

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, right, 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, covenants and agrees to and with Grantee to to warrant and forever defend 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): 06-14-428-015-1120
PROPERTY ADDRESS: 76 Gant Circle, #E, Streamwood, Illinois 60107

CTI 9886512 AST/AH 1 of 1 201208953



REAL ESTATE TRANSFER		05/11/2012
	COOK	\$27.75
	ILLINOIS:	\$55.50
	TOTAL:	\$83.25

06-14-428-015-1120 | 20120201602947 | Y8UY2P

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IN WITNESS WHEREOF, said party of the first part has executed the Special Warranty Deed, the day and year first above written.

Series A of IBT Holdings LLC

By: *R Wells*

Name: Ryan Wells

Title: Assistant Vice President

State of Illinois)

County of DuPage

I, Rosalie Bukowski, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ryan Wells, personally known to me to be authorized to sign documents for Series A of IBT Holdings LLC, The Member of said limited liability company, 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 as his free and voluntary act, and as the free and voluntary act and deed limited liability company or the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15th day of February, 2012

Rosalie Bukowski
Notary Public

My commission expires: 12-11-12



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

EAW Holdings, LLC, 935 N. Central Avenue, Wood Dale, IL 60191

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CHICAGO TITLE

ORDER NUMBER: 1401 008886512 D2

STREET ADDRESS: 76 GANT CIRCLE

UNIT E

CITY: STREAMWOOD

COUNTY: COOK

TAX NUMBER: 06-14-428-015-1120

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER E OF 76 GANT CIRCLE

OF VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE E OF 76 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE E OF 76 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.