

# UNOFFICIAL COPY



Doc#: 1215812003 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/08/2012 08:36 AM Pg: 1 of 3

MAIL TO:

JOHN WINAND  
800 WAUKEGAN RD #201  
GLENVIEW, IL 60025

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11 day of May 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 **Guild Properties LLC**, of the second part (Grantee), 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:

### LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

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 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): 08-15-103-040-1095

Address(es) of Real Estate: 2210 S. Goebbert, #436, Arlington Heights, Illinois 60005

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

**BOX 333-CT**

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## SERIES A OF IBT HOLDINGS LLC

By: *[Signature]*  
 Name: Ryan Wells  
 Title: Assistant Vice President

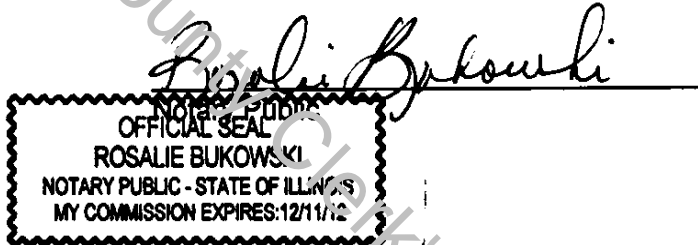
State of Illinois )

County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *[Signature]* personally known to me to be authorized to sign documents for **Series A of IBT Holdings LLC**, Authorized Agent 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 14<sup>th</sup> day of May, 2012



My commission expires: 12-7-12



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

*Guild Properties*  
 1098 S. Milwaukee #108  
 Wheeling, IL 60090

REAL ESTATE TRANSFER		05/21/2012
	COOK	\$17.50
	ILLINOIS:	\$35.00
TOTAL:		\$52.50

08-15-103-040-1095 | 20120501603324 | Y2RHKD

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UNIT NUMBER 2210-436 IN THE SHALAMAR EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN MARCY'S FOREST VIEW SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1964 AS DOCUMENT 19286341, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 247.89 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 313.34 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 138.071 FEET; THENCE WEST AT AN ANGLE OF 89 DEGREES 21 MINUTES 40 SECONDS, MEASURED FROM SOUTH TO WEST, A DISTANCE OF 309.00 FEET TO A POINT IN THE WEST LINE OF SAID LOT 1, SAID POINT BEING 385.833 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 385.833 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 622.34 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630015075, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY of Cook County Clerk's Office