

# UNOFFICIAL COPY



MAIL TO:

Doc#: 1221504023 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2012 08:56 AM Pg: 1 of 3

Samuel Jones  
4415 Harrison Street 318  
Helelside IL 60162

SPECIAL WARRANTY DEED  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)  
ILLINOIS

3988 1975 HFE 107 2012 3066  
eh33688

THIS INDENTURE, made this 17<sup>th</sup> day of July 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 **Samuel Jones**, 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, 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 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): 15-16-102-086-1003  
PROPERTY ADDRESS: 802 Bellwood, Unit #1S, Bellwood, Illinois 60104

S 4  
P 3  
S N  
SC 1  
INT 24

BOX 333-CT

# UNOFFICIAL COPY

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: *Peter Stickler*  
Name: Peter Stickler  
Title: member/manager

State of Illinois )

County of Cook)

I, Lisa M Kramer, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Stickler, 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 17th day of July, 2012



Lisa M Kramer  
Notary Public

My commission expires: 11/21/14



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

<b>REAL ESTATE TRANSFER</b>	07/18/2012
 <b>COOK</b>	\$4.00
 <b>ILLINOIS:</b>	\$8.00
<b>TOTAL:</b>	\$12.00



# UNOFFICIAL COPY

**STREET ADDRESS:** 802' BELLWOOD AVENUE

**UNIT 1S**

**CITY:** BELLWOOD

**COUNTY:** COOK

**TAX NUMBER:** 15-16-102-086-1003

**LEGAL DESCRIPTION:**

UNIT 802-1S IN BELLWOOD AVENUE CONDOMINIUM, AS DELINATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 53 FEET OF LOT 1 AND THE NORTH 53 FEET OF THE EAST 14 FEET OF LOT 2 ALL IN MADISON STREET WESTCESTER "L" SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97835129, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office